



SITUATION

Located on this busy main road close **Co-Op Food** only a short distance from the Town Centre and the tourist attractions on Blackpool Seafront. Blackpool is one of England's most popular holiday destinations which is accessed via the M55 which links with the M6 and lies some 49 miles north-west of Manchester.

PROPERTY

A terraced property comprising a **Ground Floor Shop and Basement** with separate front access to **2 Self-Contained Flats** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop¹ Gross Frontage 16'10" Internal Width 12'10" (max) Built Depth 60'2" WC Basement¹ Area Approx. 430 sq ft	Spiceland Eurasian Ltd (see Note)	3 years from 23rd November 2011	£4,250	IRI Note: The tenant previously traded as a Cash and Carry, and is due to start fitting out as an Indian Takeaway.
First Floor Flat	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	Holding Over	£3,208.40	AST
Second Floor Flat	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 1st June 2015	£3,120	AST

¹ Not inspected by Barnett Ross

TOTAL	£10,578.40
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£10,578.40 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts