



SITUATION

Located on this busy road which forms part of the A553, close to the junction with Challis Street within the same parade as **William Hill** serving the surround residential area. Bidston lies approximately 2 ½ miles north-west of Birkenhead, 3 miles west of Liverpool city Centre and benefits from good road links via the M53.

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with separate side access via a front entrance gate to a **Self-Contained Flat** at rear ground and first floor level. The flat is in need of refurbishment and not currently used.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'4"
Internal Width	18'10"
Shop Depth	41'3"
Built Depth	69'5"
Sales Area	Approx. 750 sq ft
Store Area	Approx. 500 sq ft
WC	

Rear Ground and First Floor Flat

4 Rooms, Bathroom/WC¹

¹ Not inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **Chloe's Balloons** for a term of 3 years from 18th June 2014 at a current rent of **£6,000 per annum** exclusive.

Note: The tenant has recently spent £4,000 fitting out the shop.

Rent Review June 2015 (Outstanding)

£6,000 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
Mason & Co Solicitors - Tel: 0161 941 5757
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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