



Interior of shop

SITUATION

Located in this town centre position, close to the junction with Regina Road, adjacent to **Boots**, opposite **Iceland**, a few doors from **Card Factory** and amongst such other multiples as **Santander**, **The Money Shop** and **Heron** being 5 miles north of Liverpool City centre. Liverpool is a major commercial centre with excellent transport links via the M57, M58 and M62 which connects with the M6 some 35 miles west of Manchester.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the first floor together with a **Loft Room** on the second floor. In addition, the property includes a **Rear Yard** and roller shutter doors to the front.

VAT is payable in respect of this Lot

Note: A similar unit at 51 Walton Vale which was let at £19,250 p.a. was sold in our February 2015 auction for £173,500.

Vacant Shop & Upper Part

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'4"
Internal Width	13'0"
widening to	14'9"
Shop Depth	49'5"
Built Depth	66'0"
Sales Area	Approx. 700 sq ft

First Floor Storage

2 Rooms Area Approx. 350 sq ft plus WC

Second Floor

Loft Room

FREEHOLD offered with FULL VACANT POSSESSION



VENDOR'S SOLICITORS

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts