

6 WEEK COMPLETION



SITUATION

Located in the heart of this market town, opposite **Bacup Market** and nearby the intersection with St James Square amongst a host of local traders as well as branches of **Boots** and **Santander**. The town is also served by a **Morrisons Supermarket** and **One Stop Convenience Store**. Bacup lies some 6 miles south of Burnley and 9 miles north of Rochdale, within easy reach of the M62 via the A671.

PROPERTY

An attractive mid terrace building comprising a **Ground Floor Shop** with separate front and rear access to **2 Self-Contained Flats** at first and second floor levels both of which were refurbished around 5 years ago with new boilers, kitchens and bathrooms.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 15 (Ground Floor Shop)	Gross Frontage 22'0" Internal Width 15'4" Shop Depth 41'5" Built Depth 58'2" Rear Store Area Approx. 135 sq ft WC	P. Smithies t/a Carpet Centre Bacup	3 years from 24th June 2011	£5,200	Holding Over Note: The tenant has been trading in Bacup for many years.
No. 2 Lord Street (OL13 8HE) (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 885 sq ft)	Individual	1 year from 12th September 2015	£4,200	AST £350 Rent Deposit held.
No. 15a (Second Floor Flat - Front access)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 950 sq ft)	Individual	6 months from 19th January 2016	£3,900	AST £325 Rent Deposit held.
TOTAL				£13,300	

£13,300 per annum

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

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

VENDOR'S SOLICITORS
Medway Law - Tel: 0191 271 8280
Ref: D. Fleming - Email: daniel.fleming@medway-law.co.uk

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