



SITUATION

Located in this town centre position, close to the junction with Back Union Road amongst such multiples as **NatWest**, **Lloyds Bank** and **Betfred** as well as being just a short walk of New Mills Central Station.

New Mills is located approx. 7 miles south-east of Stockport, 11 miles to the east of Manchester Airport and benefits from good road links via the A6.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to a **Self-Contained Studio Flat** on the first floor. In addition, the property includes a **Rear Yard for parking/loading**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'11"
Internal Width	14'3" (max)
Shop Depth	28'5"
Built Depth	39'1"
WC	

First Floor Studio Flat

Open plan Bedroom/Living Room/Kitchen plus separate Shower Room/WC (GIA Approx. 450 sq ft)

VAT is NOT payable in respect of this Lot

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

TENURE

Leasehold for a term of 999 years (less 10 days) from 29th September 1893 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Mustajab as a Mobile Phone Shop (having 3 branches)** for a term of 5 years from 14th March 2016 at a current rent of **£7,800 per annum** exclusive.

Note1: There is a £650 Rent Deposit held.

Note 2: The Unit has traded as a Phone Shop since 2013 and the current tenant recently purchased the business.



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