

**6 WEEK COMPLETION**

The Property



**SITUATION**

Located on this busy road which forms part of the A553, next to the junction with Challis Street and nearby a **Post Office**, **Boots** and a **William Hill**, all serving the surrounding 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**

An end of terrace building comprising a **Ground Floor Double Shop** with separate rear access to a **Self-Contained 2 Bed Flat** on the first floor. In addition, there are **2 Advertising Hoardings** on the flank walls.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 33'11" Internal Width 31'11" Shop Depth 25'3" Built Depth 34'8" Kitchen, WC	<b>M. Rose</b> (Vapour Liquids / E-Cigarettes and Mobile Phone Repairs)	3 years from 14th December 2015	£5,400	FRI <b>Tenant's Break December 2016 and monthly thereafter.</b>
First Floor Flat	2 Bedrooms, Open Plan Living Room/Kitchen, Bathroom/WC (GIA Approx. 665 sq ft)	Individual	6 months from 1st February 2016	£5,100	AST <b>The flat benefits from a newly fitted kitchen and new uPVC double glazed windows.</b>
Advertising Hoarding (Left flank wall)		Wrexham Signs Ltd	10 year Licence from April 2011	£400	Mutual Break - Refer to Licence
Advertising Hoarding (Right flank wall)					Vendor currently in discussions with an Advertiser to rent the hoarding at £420 p.a.

**TOTAL £10,900**

**£10,900 per annum**

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

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

**VENDOR'S SOLICITORS**  
Emery Johnson Astills - Tel: 0116 255 4855  
Ref: Ms Julia Calow - Email: jdc@johnsonastills.com

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