



SITUATION

Located in the heart of this historic market town between West Street and East Street, opposite a public car park, next to **Lloyds Bank** and a **Post Office** and amongst a host of established local traders.

Alford lies on the main A1104 some 7 miles south of Mablethorpe and 30 miles east of Lincoln, enjoying easy access to the A16 Trunk Road and the main A158 which links to the A46 and A1(M).

PROPERTY

A Grade II Listed property comprising a **Ground Floor Shop with Cellar** and separate rear access to a **Self-Contained Upper Part** at first and second floor level.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Cellar	<p>Ground Floor Shop</p> <p>Gross Frontage 40'2" Internal Width 25'6" Internal Width including Store 38'5" Shop Depth 28'6" Built Depth 34'7" Sales Area Approx. 730 sq ft Storage Area Approx. 290 sq ft WC</p> <p>Total Area Approx. 1,020 sq ft Cellar Area Approx. 280 sq ft</p>	<p>Martin McColl Ltd (Having over 1,300 branches) (T/O for Y/E 29/11/2015 £489.336m, Pre-Tax Profit £22.229m and Shareholders' Funds £134.74m)</p>	15 years from 22nd November 2007	£15,274 (See Note)	IRI Note: Minimum Rental Increase to £17,281 p.a. in 2017 or OMRV, whichever is greater.
First & Second Floor	8 Rooms, Bathroom/WC	Individual	125 years from 2008	Peppercorn	FRI
TOTAL				£15,274	

£15,274 p.a. with minimum rental increase to £17,281 p.a. in 2017

The Surveyors dealing with this property are **ROY TAMARI** and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS

Philip Ross Solicitors – Tel: 020 7636 6969
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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