



SITUATION

Located on the main A41 Chester Road, close to its junction with Ledsham Road with nearby occupiers including **Co-Op Funeral Care, Premier Express/ Post Office, Reeds Rains, William Hill** and **Nationwide** as well as a variety of other local traders. Little Sutton lies approx. 3 miles west of Ellesmore Port and approx. 7 miles north of Chester and enjoys easy access to the M53 (Junction 8) which links with the M56 motorway.

PROPERTY

Comprising an end of terrace **Ground Floor Take-Away** with access on to a side service road.

ACCOMMODATION

Ground Floor Take-Away

| | |
|----------------------|---------------------|
| Gross Frontage | 26'7" |
| Internal Width | 23'8" (max) |
| narrowing at rear to | 12'7" |
| Shop Depth | 47'7" |
| Built Depth | 89'9" |
| Area | Approx. 1,400 sq ft |
| 2 WCs | |

VAT is NOT applicable to this Lot

£12,000 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



Interior View

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R. Kamaly (Peri Peri & Southern Fried Chicken Take-Away)** (see Note) for a term of 15 years from 16th February 2015 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2020 and 2025

Note: The tenant also trades as an Indian Take-Away from the adjoining shop.

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