



SITUATION

Prominently positioned at the junction with Victoria Avenue opposite a local shopping parade and diagonally opposite to **Fox's Biscuits Manufacturing Site**, within this mixed commercial and residential area less than a ¼ of a mile from Batley town centre.

Batley is a major town located 7 miles south-east of Bradford, 7 miles south-west of Leeds and 1 mile north of Dewsbury.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

A semi-detached building comprising a **Ground Floor Shop/Office and Basement (see Note)** with separate rear access to a **Self-Contained Flat** at first and attic floor level. In addition, the property benefits from a **rear yard** with **2 car parking spaces**.

There is also a rear **brick built Store** (not inspected).

Note: Planning Permission was granted on 22 December 2015 by Kirklees Council for the 'Change of use from Shop/Office to Hot Food Take-Away' (Planning ref No. 2015/62/93429/E).

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|---|--|---|-------------------|---------|
| Ground Floor Shop/Office, Basement and Rear Store | Ground Floor Shop/Office Gross Frontage 16'9" Internal Width 14'4" Narrowing at rear to Shop & Built Depth 9'8" 31'3" External WC Basement Area Approx. 140 sq ft Rear Store – Not Inspected | PDM Associates Yorkshire t/a Mohammed Suleman (Fabric/Textile Broker) | 6 years from 4th July 2016 (in occupation since October 2015) | £7,280 | |
| First & Attic Floor Flat | 2 Rooms, Kitchen, Bathroom/WC | Individual | 1 year from 1st August 2016 | £5,200 | AST |
| TOTAL | | | | £12,480 | |

£12,480 per annum

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

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

VENDOR'S SOLICITORS
Diskin & Co Solicitors - Tel: 01924 464 101
Ref: R. Badat - Email: rab@diskenandco.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