



SITUATION

Occupying a prominent trading position in the pedestrianised part of the town centre adjacent to a **Co-op Funeral Care** and amongst other multiples as **William Hill, Age UK, Lloyds Bank** and a **Post Office** and benefits from having a public car park to the rear. Eckington is located on the A616, approx. 6 miles south-east of Sheffield and 5 miles north of Chesterfield and only 3 miles west of the M1 (Junction 30).

PROPERTY

Forming part of this established parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'2"
Internal Width	14'11"
Shop Depth	39'8"
Built Depth	54'5"
Area	Approx 760 sq ft including 1 WC

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **The Croft Veterinary Centre (having 3 branches incl. this one)** for a term of 10 years from 29th September 2007 at a rent of **£6,000 per annum** exclusive.

Note 1: The tenant is not currently in occupation and we understand that they do not wish to renew the lease – there could be potential to negotiate an early surrender and settle the question of a possible dilapidations claim direct with the Lessees.

Note 2: The flat is not sub-let.

Note 3: There is a £1,768.87 rent deposit held.

Note 4: The Flat at No. 2a (above William Hill) is currently on the market for £50,000 - £55,000.

Note 5: There is an outdoor market outside the property every Friday.

£6,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

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