



**SITUATION**

Located in a neighbourhood parade amongst such multiples as **Lloyds Pharmacy** and **Go Local Extra** plus other local traders, close to the junction with Butcher Lane. Baguley is a suburb of Manchester approximately 6 miles south of Manchester city centre, enjoying good access via the A560, between Wythenshawe and Altrincham.

**PROPERTY**

Forming part of a single storey parade comprising a **Ground Floor Shop** benefiting from rear access to a service road for unloading. In addition the property has an electric roller shutter.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION**

<b>Ground Floor Shop</b>	
Gross Frontage	16'10"
Internal Width	16'3"
Shop & Built Depth	45'0"
Area	Approx. 715 sq ft
WC	

**TENURE**

**Leasehold for a term of 2000 years from 24th June 1988 at a Peppercorn.**

**Offered with VACANT POSSESSION**

**Note: The property was previously let at £6,200 p.a.**

**Vacant Shop**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

\* 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