



6 WEEK COMPLETION

SITUATION

Located in a prominent position in the Town Centre opposite **Barclays** and amongst such other multiples as **WH Smith, Halifax, Cancer Research, M & Co, Betfred** and many others.

Whitchurch is an attractive market town which lies just off the A41 some 14 miles south-west of Crewe and 20 miles north of Shrewsbury.

PROPERTY

An attractive mid terrace building comprising a **Ground Floor Shop** with separate front access to **4 Self-Contained Flats** on part ground, first, second and third floors. In addition, the property benefits from use of small yard to the side.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'6" Internal Width 15'7" Shop Depth 34'5" Built Depth 59'11" WC	Nightingale House Hospice (Charity having 11 branches)	5 years from 11th November 2014	£11,000	FRI Note: The tenant did not exercise their 2015 & 2017 Break Clauses.
Part Ground, First, Second & Third Floor Flats	4 Flats – Not inspected		999 years from July 2017	Peppercorn	FRI
TOTAL				£11,000	

£11,000 per annum

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

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