



**SITUATION**

Located within this local parade anchored by a **Costcutter** and several other local traders all serving the surrounding residential area being within 2 miles of the town centre. Nuneaton lies on the A44 some 8 miles north of Coventry and approx. 17 miles east of Birmingham with good road links via the M6 (Junction 3) and M69 (Junction 1).

**VAT is NOT applicable to this Lot**

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Garage** accessed via a rear communal service area.

**TENURE**

**Leasehold for a term of 2,000 years from 25th March 1987 at a peppercorn.**

**Note: 6 Week Completion (see Special Conditions of Sale).**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 21 (Ground Floor Shop plus Garage)	<b>Ground Floor Shop</b> Gross Frontage 16'0" Internal Width 14'8" Shop Depth 30'7" Built Depth 40'2" WC <b>Plus Garage</b>				<b>VACANT</b> (Previously Let at £7,750 p.a.)
No. 21a (also known as No. 2) (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 700 sq ft)</b>	Individual	6 months from 25th February 2017	£4,440	AST. Holding Over. <b>In the Vendor's opinion the flat is worth £70,000 vacant.</b>
<b>TOTAL</b>				<b>£4,440 plus Vacant Shop &amp; Garage</b>	

**£4,440 p.a. Plus Vacant Shop & Garage**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Knights - Tel: 01865 811 700  
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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