

6 WEEK COMPLETION



SITUATION

Located at the junction with Hamil Road within Burslem Town Centre being amongst a number of local retailers as well as **Farm Foods** and **Lloyds Banks**, all serving the surrounding residential population.

The famous pottery town of Burslem lies approx. 3 miles north of Stoke-on-Trent and enjoying good road access via the A53 and M6 (Junction 16).

PROPERTY

An end of terraced building comprising a **Ground Floor Takeaway** and **Basement** with internal access to **Ancillary Accommodation** on the first floor. In addition, there is an **Advertising Hoarding** on the gable wall .

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway, Basement & First Floor	Ground Floor Takeaway Gross Frontage 12'10" Internal Width 12'6" Shop Depth 12'5" Built Depth 42'3" Kitchen & Shower Room/WC Basement Area Approx. 85 sq ft (6' max height) First Floor 2 Rooms	Mr Ling (Chinese and Hot Food Takeaway)	20 years from 2nd July 2001	£6,804	FRI
Advertising Hoarding on gable wall		Clear Channel UK Limited	99 years from 15th September 1981	£10	
TOTAL				£6,814	

£6,814 per annum

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

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

VENDOR'S SOLICITORS

Spire Solicitors LLP - Tel: 01953 453 143
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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 £750 (including VAT) upon exchange of contracts