

6 WEEK COMPLETION



SITUATION

Located at the junction with Church Road, amongst a variety of local traders all serving the surrounding residential area. Litherland lies approx. 4¾ miles north of Liverpool City Centre and 30 miles west of Manchester benefitting from good transport links via Seaforth & Litherland Station (Merseyrail) and within easy reach of Dunnings Bridge Road that connects to the M57 and M58.

PROPERTY

Forming part of a parade comprising a single storey **Ground Floor Takeaway**.

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	16'2"
Internal Width	15'0"
Shop Depth	23'9"
Built Depth	33'8"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

£5,200 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

TENANCY

The entire property is let on a full repairing and insuring lease to **S. M. Miah as an Indian Takeaway** for a term of 15 years from 28th June 2013 at a current rent of **£5,200 per annum** exclusive.

Rent Reviews June 2018 and 5 yearly

£1,300 Rent Deposit held.



VENDOR'S SOLICITORS

Axiom Stone – Tel: 020 8951 6989
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

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