



SITUATION

Located on the corner with North Street and serving the surrounding residential area, approximately 1/2 a mile from the town centre. Colne lies on the main A6068 enjoying easy access to the M65 (Junction 13), some 5 miles north of Burnley and 26 miles north of Manchester.

VAT is applicable to this Lot

PROPERTY

A predominantly detached building comprising a **Ground Floor Double Shop** with separate front access to a **Self-Contained Flat** on the first floor. The property benefits from a roller shutter door for deliveries.

TENURE

Leasehold for a term of 999 years from 1st January 1929 at a fixed ground rent of £6.10 p.a.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 55'6" Internal Width 50'4" Shop Depth 37'4" Built Depth 50'1" Sales Area Approx. 1,935 sq ft Store Area Approx. 240 sq ft Total Area Approx. 2,175 sq ft Plus Office, Kitchen, WC	Martin McColl Ltd (Convenience Store with ATM machine) (having approx. 1,650 branches) (T/O for Y/E 27/11/16 £518m, Pre-Tax Profit £25.6m and Shareholders' Funds £160.3m)	15 years from 21st November 2007	£32,002	FRI
First Floor Flat	Not inspected	Martin McColl Ltd	900 years from 21st November 2007	Peppercorn	FRI
				Total: £32,002	

£32,002 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

ELS Law
Tel: 020 7269 5120 Ref: Ms Marion Silvey
Email: marion@els-law.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page