



SITUATION

Close to the junction with York Road, in this retail parade located opposite the highly regarded Merchant Taylors' Independent School and just 200 yards from the town centre, on this main road (A565) which links Crosby with Liverpool city centre.

Crosby is a major commuter town located approx. 7 miles north of Liverpool and 11 miles south of Southport, enjoying easy access to the M57 and M58 motorways via the A5758.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 18'7" Internal Width 14'7" Shop Depth 59'4" Built Depth 73'9" 2 WCs Basement Area Approx. 310 sq ft	HSI Properties Limited (Estate Agents)	20 years from 22nd June 2012 (by way of a reversionary lease expiring on and including 21st June 2032)	£6,200	Limited Repairing & Insuring by way of service charge (Law Society Lease) Rent Review 2027
First & Second Floor (2 Flats)	Not inspected	Palamarl Limited	Each to be 125 years from completion	£200 (£100 per flat)	Each FRI by way of service charge
				Total: £6,400	

£6,400 per annum

The Surveyors dealing with this property are **Elliott Greene** and **Jonathan Ross**

Vendor's Solicitors

Memery Crystal
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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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page