



## SITUATION

Located in a densely populated residential area of Normanton which is approx. 1 1/2 miles south of Derby city centre. Derby is approx. 10 miles west of Nottingham and one of the major towns in the Midlands.

## PROPERTY

A semi-detached 2 storey building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the first floor.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'7"
Shop Depth	32'0"
Built Depth	57'0"

WC

### First Floor Flat

2 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

**Note: There is a 6 week completion.**

# Vacant Shop & Flat

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Gardner Leader

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