



SITUATION

Located in this well established parade amongst such multiple retailers as **Greggs, William Hill, Cash Generator, Iceland, Boots, Pizza Hut, Iceland, Tesco Express, Post Office** and a variety of independent traders, all serving the surrounding residential population.

Llanrumney is a suburb of Cardiff which lies approx. 4 miles north-east of the City centre.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** 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	Gross Frontage 14' 11" Internal Width 12' 11" Shop Depth 39' 6" Built Depth 52' 4" WC	N. Martin (Card Shop)	6 years from 1st May 2015	£9,000	Repairing & Insuring (Law Society Lease) Holding Over. £2,375 Rent Deposit held.
First & Second Floor Flat	Not inspected	Individual	99 years from 29th September 2002	£100 (Rising by £100 every 25 years)	Effectively FRI Valuable Reversion in approx. 76 years.
				Total: £9,100	

£9,100 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Vendor's Solicitors

Burnetts

Tel: 01228 587 248 Ref: Samantha Cawley

Email: sca@burnetts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

