

Burnley 127/127A St James's Street Lancashire BB11 1PP

On the instructions of J Gershinson
FRICS and L Brooks MRICS of Allsop LLP
acting as Joint Fixed Charge Receivers

allsop

- **Freehold Shop and Beauty Salon Investment**
- **Shop and self-contained beauty salon above**
- **Town centre location**
- **Close to JJB Sports and Marks & Spencer**

Tenure

Freehold.

Location

Burnley, with a population of some 91,000, is a busy market town situated 25 miles north of Manchester and 37 miles west of Leeds. The town enjoys good road access being adjacent to the M65 (Junctions 10 and 11) which in turn link to the M6/M61 motorways. The property is situated at the western end of St James's Street at the corner of Brown Street in the heart of Burnley town centre.

**Total Current Rents Reserved
£10,500 pa (exclusive)**

Occupiers close by include Marks & Spencer, JJB Sports, Subway, Cash Generator, Game, Santander and a range of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop together with self-contained accommodation above which is currently being used as a beauty salon and is accessed from the front.

VAT

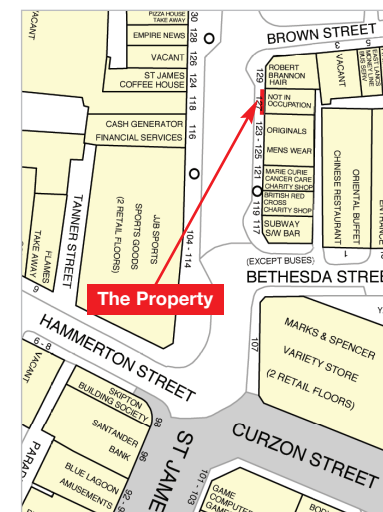
VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Seller's Solicitor

Susannah Brown, Gordons Solicitors LLP.
Tel: 0162 864 6596 Fax: 0162 848 5717.
E-mail: susieb@gordons-law.co.uk



No.	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ (Reversion)
Ground	Mrs M Clark (not in occupation) (1)	Gross Frontage (includes entrance to uppers) 5.50 m (18' 0") Net Frontage 3.85 m (12' 7") Shop Depth 9.70 m (31' 10") Basement (No access)	5 years from 02.09.2010 (1) Rent Review on 02.09.2014 FR & I	£8,000 p.a. (1)	Rent Review 2014 (1)
Uppers	Ms J M Crawford	First Floor 27.8 sq m (300 sq ft) Second Floor 28.5 sq m (307 sq ft) Total 56.3 sq m (607 sq ft)	On a lease expired 25.08.2009 FRI	£2,500 p.a.	Holding over (2)

(1) The tenant is not in occupation. There is a tenant's break clause in the 2nd and 4th year of the term.

(2) The Receivers understand that terms were agreed for a new 4 year lease at the same rent but not documented.

Total £10,500 p.a. (1)

Rushden Unit 3 Sanders Lodge Industrial Estate Northamptonshire NN10 6BQ

- **Freehold Industrial Property**
- **Located in an established industrial location close to A45**
- **Industrial premises totalling 292.7 sq m (3,151 sq ft) (1)**

On the Instructions of Mortgagees Not in Possession

Tenure

Freehold.

Location

The market town of Rushden serves a population of approximately 25,000 and is located 15 miles to the north-east of Northampton, 14 miles north of Bedford, 6 miles east of Wellingborough and 10 miles south of Kettering. The town is located close to the intersection of the A6, A605 and A45, with the A1(M) link road 8 miles to the north.

The property is situated to the southern side of Sanders Lodge Industrial Estate, off Wellingborough Road (A5001) and forms part of a larger industrial building.

Description

The property is arranged on ground floor and mezzanine to provide an industrial workshop unit with shared parking facilities to the front. The property has not been inspected internally by Allsop.

The property provides the following accommodation and dimensions:
Ground Floor 235.20 sq m (2,532 sq ft) (1)
Mezzanine 57.52 sq m (619 sq ft) (1)
(1) Please note the floor areas have been taken from the Valuation Office Agency website: www.2010.voa.gov.uk
Allsop have not inspected the property internally.

Tenancy

Unknown.

Seller's Solicitor

Ms K Farmer, Shoosmiths.
Tel: 01908488382 Fax: 08700863001.
E-mail: kirsty.farmer@shoosmiths.co.uk



VAT

Please refer to the Special Conditions of Sale.

Documents

Please note the sale is on the instructions of the Mortgagee Not in Possession. Prospective purchasers are strongly advised to read the Legal Pack which will be available from the website, www.allsop.co.uk