

6 WEEK COMPLETION



SITUATION

Occupying a prime position in the town centre adjacent to a **B & M** and **M & Co**, opposite a **Nationwide** and amongst a host of multiples including **Clarks**, **Boots** and **Natwest** as well as fronting a **Waitrose Supermarket**.

Newport is located 35 miles north-west of Birmingham benefiting from good road access being 10 miles from the M6 (Junction 13) and 9 miles north of the M54 (Junction 3) via the A41.

PROPERTY

Two adjoining terraced buildings comprising:
No. 40/42 – A Ground Floor Shop with **Ancillary Accommodation** (currently no access) and a separate **Self-Contained Rear Ancillary Building**.

No. 38 – A Self-Contained Maisonette together with a **Ground Floor Passageway (See Notes 2 and 3)** which connects the High Street with the Town Centre Car Park and the Waitrose Supermarket/Car Park.

VAT is NOT payable in respect of this Lot

FREEHOLD

**£25,700 per annum
Plus Vacant Parts**

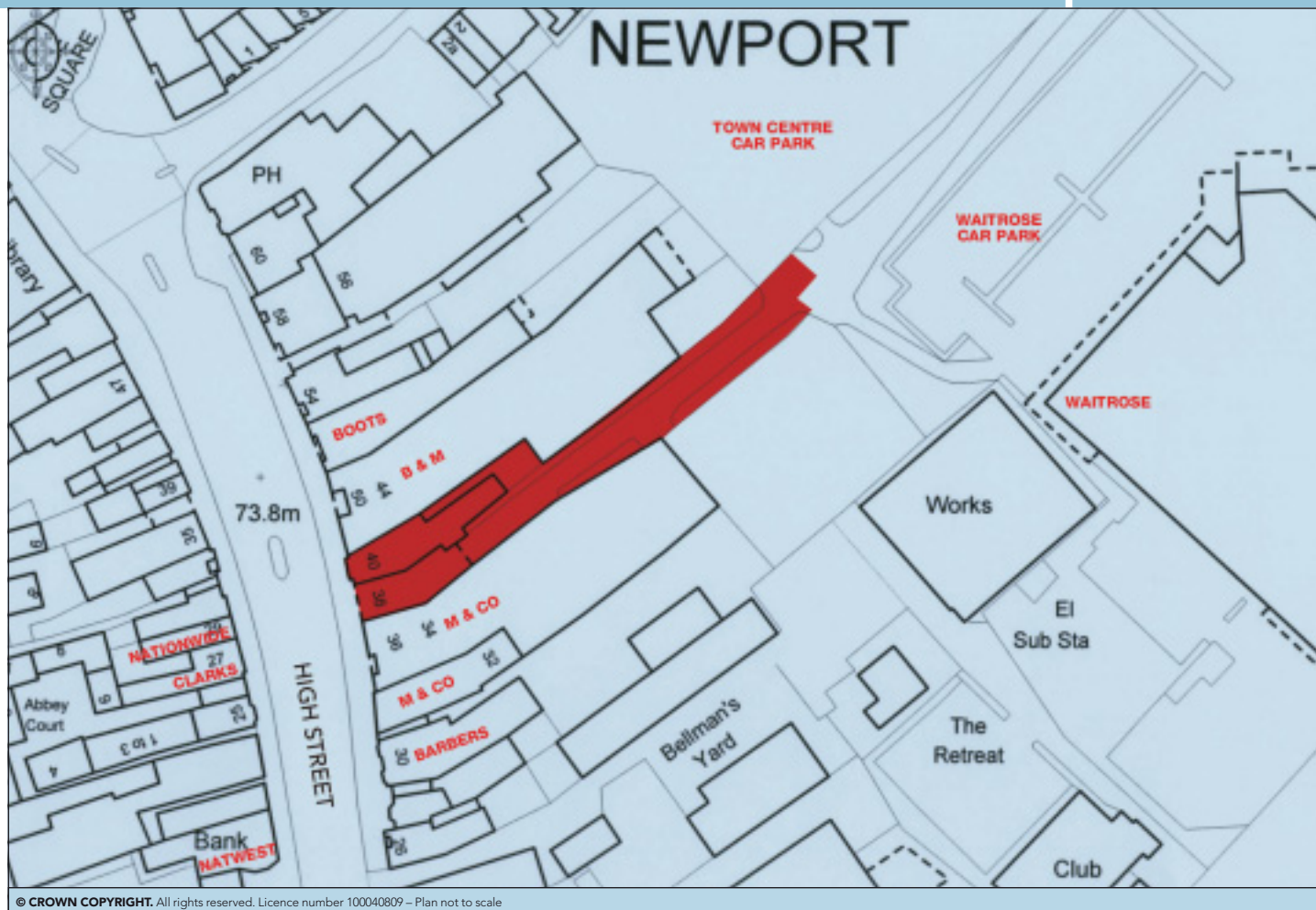
The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**



View of Passageway Towards the Property



Rear Ancillary Building



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 40 (Ground Floor Shop)	Gross Frontage 16'2" Internal Width 5'10" Shop Depth 35'2" Built Depth 50'1" WC	Subway Realty Ltd (Having 1,100 branches) (T/O for Y/E 31/12/09 £24.8m, Pre-Tax Profit £651,000 and Net Worth £1.9m)	10 years from 6th September 2007	£20,000 (See Note 1)	FRI £5,000 Rent Deposit held Note 1: The current rent is £17,000 p.a with a fixed uplift in September 2012 to £20,000 p.a. The vendor will make up the shortfall on completion.
No. 40 (First & Second Floor Ancillary)	Not Inspected	VACANT			There may be potential to convert into Residential subject to obtaining the necessary consents – See Note 2
No. 42 (Rear Ancillary Building)	Area Approx 560 sq.ft (Not Inspected by Barnett Ross)	VACANT			There may be potential to convert to Retail or Offices subject to obtaining the necessary consents – See Note 2
No. 38 (First & Second Floor Maisonette)	3 Rooms, Kitchen, Bathroom/WC plus Parking Space	2 Individuals	1 year from 29th October 2010	£5,700	AST
TOTAL				£25,700 Plus Vacant Parts	

Note 2: There is a restrictive covenant over the passageway of 38 High Street. Please refer to the Special Conditions of Sale for further information.

Note 3: Waitrose are responsible for the maintenance of the passageway.

VENDOR'S SOLICITORS
Sheltons - Tel: 0115 955 3444
Ref: J Kujawinski - Email: jwkujawinski@sheltons-solicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts