



6 WEEK COMPLETION

**SITUATION**

Occupying a prominent position at the junction with Warstones Road and directly opposite a **Library** and **Healthcare Centre** within the same parade as **Greggs** and serving the surrounding residential community. Penn lies approximately 1½ miles south-west of Wolverhampton city centre which is an important commercial centre some 10 miles north-west of Birmingham.

**PROPERTY**

An end of terrace property comprising a **Large Supermarket** with internal access to **Ancillary/Storage Accommodation** at first floor level.

**ACCOMMODATION**

**Ground Floor Supermarket**

GIA Approx 4,850 sq ft

**First Floor Storage**

GIA Approx 2,220 sq ft

WC

**Total GIA Approx 7,070 sq ft**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to T. S. Chahal as a supermarket for a term of 15 years from 25th March 2008 at a current rent of **£45,000 per annum** exclusive.

**Rent Reviews 2013 and 2018**

**Note: There may be potential to convert the upper parts to residential, subject to obtaining possession and the necessary consents.**

**£45,000 per annum**

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

**VENDOR'S SOLICITORS**

Keith Harvey and Co - Tel: 01858 464 327

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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