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6 WEEK COMPLETION



SITUATION

Located at the junction with Upper High Street in the town centre, close to a new **Morrisons Supermarket** and **Bus Station** and near to **Iceland** and opposite the **Leisure Centre**. There is a public car park directly to the rear. Wednesbury benefits from good road access via the M6 (Junction 9) and is located 6 miles north-west of Birmingham City Centre.

ACCOMMODATION

Ground Floor Office Suite

Comprising 5 partitioned Offices, Reception & Kitchen Plus WCs
Area Approx 1,850 sq ft

First Floor Office Suite A

Comprising 5 partitioned Offices, Kitchen/Staff Room Plus WC
Area Approx 1,600 sq ft

First Floor Office Suite B

Comprising 7 partitioned Offices with perimeter corridor, Kitchen & Storage Room Plus 2 WCs
Area Approx 1,905 sq ft

Total Area **Approx 5,355 sq ft**

PLUS 2 Ground Floor Shops

Vacant 5,355 sq ft Office Building

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VAT is NOT payable in respect of this Lot

PROPERTY

A refurbished **Office Building comprising 3 Self-Contained Office Suites** planned on the Ground and First Floors with UPVC double glazing, entryphone facility, communal WCs and rear parking. In addition the property includes 2 Shops at 23 Upper High Street and 7 High Bullen – **See Note**.

FREEHOLD – The offices are offered with FULL VACANT POSSESSION

Note: Each shop will be let for a term of 999 years from completion at a peppercorn ground rent - See Lots 79 and 80.



VENDOR'S SOLICITORS

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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