



SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1½ miles west of Wolverhampton town centre. National multiples represented are **Lidl**, **Co-op** and **Nationwide**.

PROPERTY

A detached parade comprising **8 Ground Floor Shops (including 1 Double Shop)**, with **6 Self-Contained Flats** above plus a **Single Storey Ground Floor Shop**. There is a large front forecourt for parking with a side driveway to the rear, car parking for at least 20 cars plus extra land to the rear of the shops.

VAT is NOT payable in respect of this Lot

FREEHOLD

£66,750 per annum
Plus 1 Vacant Shop,
6 Vacant Flats and
Planning for 9 Extra Flats

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

PLANNING

Consent was granted on 30th November 2010 by Wolverhampton City Council for demolition of Shop 1 to create a larger circular shop with 3 flats above plus an additional 6 flats above the shops on the 2nd floor level, making a total of 9 shops and 15 flats.



Barbers JOINT AUCTIONEERS
Barbers, 1 Church Street, Wellington, Telford TF1 1DD
Tel: 01952 221220. Ref: S. Beedles Esq.
VENDOR'S SOLICITORS
W.T. Jones – Tel: 020 7405 4631
Ref: P. Hambleton Esq – Email: pch71@aol.com

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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 (Shop)	Gross Frontage 10'0" Built Depth 30'0" WC			VACANT	See 'Planning'
Nos. 3 & 3a (Shop & Flat)	Ground Floor Shop Gross Frontage 19'6" Shop Depth 40'9" Built Depth 46'9" WC	S Georgiou (Chinese Takeaway)	6 years from 25th December 2010	£9,000	FRI Rent Review 2013 Gas c/h
	First Floor Flat* 3 Rooms, Kitchen, Bathroom/WC (GIA Approx 570 sq.ft)			VACANT	
Nos. 5, 7 & 9 (2 Shops & 1 Flat)	No. 5 – Ground Floor Shop Gross Frontage 19'0" Shop Depth 40'6" WC	Finchfield Glass & Glazing Ltd (Glazers) (With 2 Guarantors)	From March 2007 to 24th December 2012	£7,750 (New 6 year lease agreed at £8,500 rising to £9,000 in 2014)	FRI Rent Review 2014
	No. 9 – Ground Floor Shop Gross Frontage 18'0" Shop Depth 25'6" WC	M J Norton (Music shop)	6 years from 25th December 2010	£6,000 (Concession from £6,500 until 2013)	FRI Rent Review 2013
	No. 7 – First Floor Flat* 4 Rooms, Kitchen, Bathroom/WC (GIA Approx 975 sq.ft)			VACANT (See Note)	
Nos. 11 & 11a (Shop & Flat)	No. 11 – Ground Floor Shop Gross Frontage 18'6" Shop Depth 39'6" Built Depth 42'9" WC	Ms A Hodegkiss (Hairdresser)	6 years from 24th June 2006	£7,000 (Concession from £7,500 until 2013)	FRI Rent Review 2013 The Tenant has offered £135,000 for Nos. 11/11a (Shop and Flat)
	No. 11a – First Floor Flat 3 Rooms, Kitchen, Bathroom/WC (GIA Approx 635 sq.ft)			VACANT	
Nos. 13 & 13a (Shop & Flat)	No. 13 – Ground Floor Shop Gross Frontage 19'6" Built Depth 30'0" WC	M & G Tax Consultants Ltd (Tax Advisers) (With 2 Guarantors)	6 years from 28th July 2011	£7,500 (Concession from £8,000 until 2014)	FRI Rent Review and Tenant's Break 2014
	No. 13a – First Floor Flat* 3 Rooms, Kitchen, Bathroom/WC (GIA Approx 570 sq.ft)			VACANT	
Nos. 15, 17 & 19 (2 Shops & 1 Flat)	No. 15 – Ground Floor Shop Gross Frontage 18'0" Built Depth 30'0" WC	Bartlams Ltd (Estate Agents having 4 branches)	6 years from 22nd August 2011	£7,500	FRI Rent Review and Tenant's Break 2014 3 months rent deposit held.
	No. 19 – Ground Floor Shop Gross Frontage 18'4" Shop Depth 25'6" Built Depth 45'0" WC	G Khan (Off Licence)	6 years from 15th July 2010	£10,000	FRI Rent Review 2013 Negotiations underway for a new lease at £12,000 to include rear store 18' x 14' (currently vacant). Tenant in process of selling business for circa £90,000
	No. 17 – First Floor Flat* 4 Rooms, Kitchen, Bathroom/WC (GIA Approx 975 sq.ft)			VACANT (See Note)	
Nos. 21 & 21a (Double Shop & Flat)	No. 21 – Double Shop Gross Frontage 33'6" Shop Depth (left unit) 36'8" Shop Depth (right unit) 26'2" Built Depth 43'8" WC	Latuskes Ltd (Café) (With 2 Guarantors)	6 years from 23rd October 2006	£12,000	FRI (Under Offer at £190,000 to include Flat 21a) Gas c/h
	No. 21a – First Floor Flat* 5 Rooms, Kitchen, Bathroom/WC (GIA Approx 1,200 sq.ft)			VACANT (See Note)	No current access

Note: There is potential to convert the flat into 2 separate flats, subject to obtaining the necessary consents.

TOTAL £66,750 plus 1 vacant shop, 6 vacant flats & planning for 9 extra flats.

*Not inspected by Barnett Ross