

6 WEEK COMPLETION



SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl, Co-op** and **Nationwide**.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terraced building comprising a **Ground Floor Double Shop** with a **Self-Contained Flat** above. There is a large front forecourt for parking together with further parking at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor 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
First Floor Flat *	5 Rooms, Kitchen, Bathroom/WC (GIA Approx 1,200 sq ft)	VACANT (See Note)			No current access

*Not inspected by Barnett Ross

TOTAL	£12,000 Plus Vacant Flat
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**£12,000 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are
JOHN BARNETT and **MATTHEW BERGER**

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

VENDOR'S SOLICITORS
Keith Harvey & 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