

### 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

A corner building comprising a **Ground Floor Shop** with **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 Shop	Gross Frontage 19'6" Shop Depth 40'9" Built Depth 46'9" WC	<b>S Georgiou (Chinese Takeaway)</b>	6 years from 25th December 2010	<b>£9,000</b>	FRI <b>Rent Review 2013</b>
First Floor Flat *	3 Rooms, Kitchen, Bathroom/WC (GIA Approx 570 sq ft)	<b>VACANT</b>			

\* Not Inspected by Barnett Ross

**TOTAL**

**£9,000  
Plus Vacant Flat**

## £9,000 per annum Plus Vacant Flat

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

#### VENDOR'S SOLICITORS

Keith Harvey & Co - Tel: 01858 464 327  
Ref: K Harvey Esq - Email: sarah@keithharveyandcompany.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