

**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 1/2 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 mid-terraced building comprising a **Ground Floor Shop** with internal access to 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 Shop	Gross Frontage 18'6" Shop Depth 39'6" Built Depth 42'9" WC	<b>Ms A Hodegkiss (Hairdresser)</b>	6 years from 24th June 2006	£7,000 (Concession from £7,500 until 2013)	FRI
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC (GIA Approx 635 sq.ft)	<b>VACANT</b>			

<b>TOTAL</b>	<b>£7,000 Plus Vacant Flat</b>
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**£7,000 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  
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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