



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

Comprising **2 Ground Floor Shops** 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
No. 15 (Ground Floor Shop)	Gross Frontage 18'0" Shop 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 Rear Store 18' x 19"	R. Singh & S. Kaur (Off-Licence)	From 10th October 2011 to 29th September 2017	£12,000	FRI Rent Reviews 2014 and 3 Yearly
No. 17 (First Floor Flat)*	4 Rooms, Kitchen, Bathroom/WC (GIA Approx 975 sq ft)	VACANT (See Note)			
TOTAL				£19,500 Plus Vacant Flat	

* Not Inspected by Barnett Ross

**£19,500 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