

**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. 5 (Ground Floor Shop)	Gross Frontage 19'0" Shop Depth 40'6" WC	<b>Finchfield Glass &amp; Glazing Ltd (Glazers)</b> (With 2 Guarantors)	6 years from 30th September 2011 (Renewal of a previous lease)	<b>£8,500</b> (Personal Concession from £9,000 until 30th September 2014)	FRI <b>Rent Review 2014</b>
No. 9 (Ground Floor Shop)	Gross Frontage 18'0" Shop Depth 25'6" WC	<b>M J Norton (Music Shop)</b>	6 years from 25th December 2010	<b>£6,000</b> (Concession from £6,500 until 2013)	FRI <b>Rent Review 2013</b>
No. 7 (First Floor Flat)*	4 Rooms, Kitchen, Bathroom/WC (GIA Approx 975 sq ft)	<b>VACANT (See Note)</b>			

\* Not Inspected by Barnett Ross

<b>TOTAL</b>	<b>£14,500 Plus Vacant Flat</b>
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**Note: There is potential to convert the flat into 2 separate flats, subject to obtaining the necessary consents.**

**£14,500 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