

6 WEEK COMPLETION



SITUATION

Located in the town centre close to the junction with Cottage Street, opposite **Lloyds TSB** and **Mecca Bingo**, and approx. 100 yards from the Moor Centre which hosts such multiple traders as **Boots**, **Greggs**, **Betfred** and **Superdrug**. Brierley Hill is a suburb approximately 10 miles west of Birmingham with easy access to the motorway network via the M5 (Junction 2), some 4 miles to the east.

PROPERTY

A mid terraced building comprising a **Ground Floor A1 Coffee Shop** with separate rear access to a **Self-Contained Flat** on the First and Second Floors. In addition, the property includes a **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'8" Internal Width 10'4" Widening to 15'8" Shop Depth 56'8" Built Depth 78'3" WC	L. Finn t/a Jenny's	12 years from February 2012	£13,000	Effectively FRI Rent Reviews 2016 and 2020
First & Second Floor Flat	Not inspected	Individual	199 years from 1st February 2008	Peppercorn	Effectively FRI
TOTAL				£13,000	

£13,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Wilkin Chapman - Tel: 01472 262 626
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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