

**6 WEEK COMPLETION**



**SITUATION**

Located facing Blackwell Street which leads directly into the town centre, and within this established parade, near to **Nisa Local** and **Kwik-Fit** and amongst a variety of local businesses, all serving the surrounding residential area. Kidderminster lies approximately 16 miles south west of Birmingham and benefits from excellent road links via the A456 into Birmingham and the M5 (Junction 3).

**PROPERTY**

A substantial terraced building comprising a **Ground Floor Takeaway** with separate front access to a **Large Self-Contained Maisonette** arranged over first and second floors. In addition, the property includes a separate **Rear Store** and vehicular access from Churchfields into a **Large Rear Yard** for loading/parking.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	22'5"		
Internal Width	13'8"	widening to	28'8"
Shop Depth	40'10"	Built Depth	63'7"
Prep/Store Area	Approx	255 sq ft plus WC	

**Separate Rear Store** 24'0" x 13'6"

**First & Second Floor Maisonette**

5 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

**FREEHOLD**

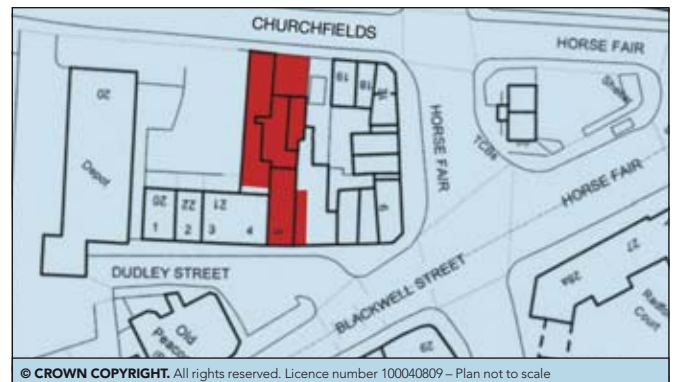
**TENANCY**

The entire property is let on a full repairing and insuring lease to **R S Boyle as a Pizza Takeaway** for a term of 20 years from February 2012 (**See Note 1**) at a current rent of **£20,000 per annum** exclusive.

**Rent Reviews 2015 and 3 yearly**

**Note 1: The tenant has been in occupation since 2006 and previously traded as a Perfect Pizza franchise.**

**Note 2: We are advised by the tenant that he sublets the Maisonette as single rooms for approx £10,000 p.a.**



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**£20,000 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**

Bhakar Tomlinson - Tel: 01952 270 555  
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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