



**SITUATION**

Located within this attractive square, opposite **Lloyds Pharmacy, Britannia, Greggs, Subway, Timpsons** and others, within the town's main pedestrianised shopping area. Telford lies approximately 30 miles north-west of Birmingham with excellent road communications via the M54 (Junctions 5 & 6).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on the first floor. There is also a second floor which currently has no access and is treated as 'void' for the purposes of the occupational lease.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'8"	Internal Width	17'3"
Shop Depth	32'6"	Built Depth	43'8"
WC			

**First Floor**

Ancillary Storage Area Approx 570 sq ft  
WC

**Second Floor** – No access

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property (except the second floor) is let on a full repairing and insuring lease to **TUI UK Ltd trading as Thomson (See Tenant Profile)** for a term of 25 years from 24th June 1988 at a current rent of **£18,500 per annum** exclusive.

**Note: There is a rent deposit held of £4,625.**

**TENANT PROFILE**

For the Y/E 30/09/11, TUI UK Ltd reported T/O of £3.55bn, Pre-Tax Profit £26m and Negative Net Worth £49m and currently have 453 branches. Ultimate Holding Company is TUI Travel PLC who are one of the world's leading leisure travel companies operating in over 180 countries with more than 30 million customers in 31 key source markets and with over 240 brands. (Source: www.tuitravelplc.com).

**£18,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**

Goodman Derrick LLP - Tel: 020 7404 0606  
Ref: A Barker Esq - Email: abarker@gdlaw.co.uk

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 £350 (including VAT) upon exchange of contracts