



SITUATION

Located at the junction of Upper High Street and High Bullen in the town centre, close to a **Morrisons Supermarket** and **Bus Station** and near to **Greggs, Peacocks, Iceland** and the **Leisure Centre**.

Wednesbury is located 6 miles north-west of Birmingham City Centre and benefits from good road access via the M6 (Junction 9).

VAT is NOT payable in respect of these Lots

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 21 Reserve Below £90,000	No. 23 (Ground Floor Shop)	Gross Frontage 14'2" Internal Width 13'7" Built Depth 47'0" WC	Instant Cash Loans Ltd (Having over 500 branches) (T/O for Y/E 30/6/12 £172.3 m, Pre-Tax Profit £34.6 m, Net Worth £97.98 m)	10 years from 16th March 2011	£10,300	FRI by way of service charge Rent Review and Tenant's Break 2016
Lot 22 Reserve Below £90,000	No. 23a (Ground Floor Corner Shop)	Total Window Frontage 40'3" Internal Width 49'3" Shop & Built Depth 24'6" (max) WC	Bromwich Insurance Brokers Ltd	10 years from 25th December 2004	£13,750	FRI by way of service charge

PROPERTIES

Forming part of a retail parade comprising **2 Ground Floor Shops** which benefit from front lay-by parking.

TENURE

Each Leasehold for a term of 999 years from 1st October 2011 at a peppercorn ground rent.

The Surveyors dealing with these properties are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Keith Harvey & Co. - Tel: 01858 464327
Ref: K. Harvey Esq. - Email: emma@keithharveyandcompany.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 £600 (including VAT) per lot upon exchange of contracts