



6 WEEK COMPLETION

SITUATION

Located close to the junction with Green Lane in a local shopping parade close to a **Tesco Express** and **Post Office** all serving the surrounding residential area. Castle Bromwich lies approximately 7 miles north east of Birmingham City Centre and 7 miles south west of Sutton Coldfield and enjoys good road links to the M6 (Junctions 4 and 5) and the M42 (Junction 9).

PROPERTY

An end of terrace property comprising a **Ground Floor Double Shop** with separate rear access to a **Self-Contained Flat** at first floor level together with the benefit of a rear service yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 36'0" Internal Width 34'8" Shop Depth 31'2" Built Depth 45'0" Area Approx 1,050 sq ft WC	William Hill Organization Ltd. (Having approx. 2,300 branches)	10 years from 22nd November 2012	£15,000	FRI Rent Review 2017 Tenant's Break 2017 subject to a £7,500 penalty by lessee.
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 23rd March 2013	£4,800	AST
TOTAL				£19,800	

Note: There may be potential to develop a further flat at first floor level, subject to obtaining the necessary consents. Refer to Solihull Metropolitan Borough Council Planning Department – Tel: 0121 704 8008.



£19,800 per annum

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

VENDOR'S SOLICITORS
Spratt Endicott Solicitors – Tel: 01295 225 721
Ref: Ms Nicola Muir – Email: nmuir@se-law.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) upon exchange of contracts