

LOT 30

212/212a Hawthorn Road,
Kingstanding, Birmingham,
West Midlands B44 8PP

Reserve below
£150,000
BY ORDER OF CHARITY TRUSTEES

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position in this busy parade amongst such occupiers as **Greggs, Co-Op Travelcare, Tesco, PDSA, Heron Frozen Foods, Cash Converters, Supermags, BetFred** and others.

Kingstanding is an attractive suburb which lies some 4 miles north of Birmingham city centre.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level. The property benefits from rear access and parking.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'2" Internal Width 14'8" Shop Depth 27'11" Built Depth 46'9" WC	B. Karimi (Hairdresser)	5 years from 8th September 2011	£9,500	FRI Tenent's Break Sept 2014. £2,375 Rent Deposit held.
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 25th May 2012	£4,620	AST Holding Over
TOTAL				£14,120	



£14,120 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Darlingtons - Tel: 020 8951 6666
Ref: P. Rabin Esq - Email: prabin@darlingtons.com

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