

**6 WEEK COMPLETION**



**SITUATION**

Located at the junction with Bromley Lane and Lapwood Avenue within this established parade which includes a **Spar Supermarket** serving the surrounding residential area. Kingswinford lies close to the A491 approximately 4 miles west of Dudley and 12 miles west of Birmingham city centre with easy access to the M5 (Junction 2).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Garage** and there is a front shoppers' car park.

**VAT is payable on 80% of the purchase price in respect of this Lot**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'2"
Internal Width	17'8"
Built Depth	43'9"
WC	

**First Floor Flat**

Not inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

**Plus Garage**

**TENURE**

**Leasehold for a term of 2,000 years from 25th March 1988 at a peppercorn ground rent.**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **The Wheatmill Bakery** for a term of 15 years from 24th June 2008 at a current rent of **£9,600 per annum** exclusive.

**Rent Review 2018**

**£9,600 per annum**

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

**VENDOR'S SOLICITORS**

Brecher - Tel: 020 7563 1000  
Ref: C. Sherrard Esq - Email: csherrard@brecher.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 £500 (including VAT) upon exchange of contracts