



**6 WEEK COMPLETION**

View of Rear Service Yard

**SITUATION**

Located adjacent to **Ladbrokes** and amongst such occupiers as **Subway, Co-Op Food, Co-Op Pharmacy** and **Barclays** close to the junction with Barrington Close approximately 2 ½ miles north of Wolverhampton town centre. Wolverhampton is located approximately 12 miles north-west of Birmingham City Centre and enjoys good road links via the M6 (Junction 10) and M54 (Junction 2).

**PROPERTY**

A mid terrace building comprising **2 Ground Floor Shops** with separate front access to a **Self-Contained Office** on the first floor. In addition, the property includes a **Private Gated Rear Service Yard** for unloading and parking.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 482 (Ground Floor Shop)	Internal Width 12'4" Shop Depth 35'2" Built Depth 43'4" WC	<b>G. P. Sisson and M. Sisson (Barbers)</b>	5 years from 1st March 2012 <b>(In occupation for over 20 years)</b>	£8,000	FRI
No. 482 (Ground Floor Shop)	Internal Width 14'9" Shop Depth 34'1" Built Depth 43'4" WC	<b>Flowers of Mayfair Ltd (Florist)</b>	5 years from 17th February 2012 <b>(Shop used as a Florist for approx 4 years)</b>	£8,000	FRI <b>Tenant's Break February 2015 and we understand the Tenant has verbally advised the vendor that they do not intend to vacate at the break date.</b>
No. 482 (First Floor Office)	Area Approx 925 sq ft 2 WCs	<b>Care Industry Training Services (Recruitment Agency)</b>	5 years from 1st February 2011 <b>(In occupation for 12 years)</b>	£8,000	FRI
<b>TOTAL</b>				<b>£24,000</b>	

**£24,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
HCB Solicitors – Tel: 0121 633 3233  
Ref: J. Hunter Esq – Email: johnathanhunter@hcb solicitors.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 £500 (including VAT) upon exchange of contracts