

**6 WEEK COMPLETION**



**SITUATION**

Occupying a busy trading position only yards from Oakengates Shopping Precinct being amongst such multiples as **Subway, Greggs, Barclays Bank** and **HSBC** and being just under ¼ mile from Oakengates Train Station. Telford lies approximately 30 miles north-west of Birmingham with excellent road communications via the M54 (Junctions 5 & 6).

**PROPERTY**

Comprising a single storey **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'2"
Internal Width	33'1"
Built Depth	83'0" (max)
Sales Area	Approx 1,600 sq ft
2 WCs	

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Coral Estates Ltd (having approx. 1,600 branches)** for a term of 20 years from 9th August 2006 at a current rent of **£22,500 per annum** exclusive.

**Rent Reviews 2016 and 2021**

**Tenant's Break 2021**



**£22,500 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Lanyon Bowdler Solicitors - Tel: 01952 291 222  
Ref: P. Chaudhari Esq - Email: praveen.chaudhari@lblaw.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