



6 WEEK COMPLETION



SITUATION

Located at the end of this established parade, adjacent to a **Post Office** and amongst a variety of local traders and within close proximity to a **Tesco Express**, serving the surrounding residential area.

Edgbaston is situated approx. 3 miles to the west of Birmingham city centre and approx. 4 miles south of West Bromwich and benefits from good road links via the M5 (Junction 3).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with separate internal access to **Ancillary Accommodation** on the first and second floors. **The property benefits from land to the front and side which may be suitable for parking together with additional parking to the rear.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage 21'2"
Internal Width 20'8"
Built Depth 20'4" (max)
WC

First Floor Ancillary Area Approx 180 sq ft

Second Floor Ancillary Area Approx 140 sq ft

Basement Not Inspected

£15,000 per annum

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

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Loans 2 Go Limited (having over 60 branches)** for a term of 10 years from 15th October 2013 at a current rent of **£15,000 per annum** exclusive.

Rent Review and Tenant's Break 2018



VENDOR'S SOLICITORS

Nicholas & Co - Tel: 020 7323 4450
Ref: N. Nicholas Esq - Email: nick@nicholassolicitors.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