



**SITUATION**

Occupying an excellent position within the town centre close to the **Swan Shopping Centre and Car Park** amongst nearby multiples including **Betfred, Oxfam, Specsavers, 99p Stores** and the many multiples on the pedestrianised High Street only a few hundred yards away. Kidderminster serves a population of over 55,000, approximately 16 miles south-west of Birmingham and benefits from excellent road links via the A456 into Birmingham and the M5 (Junction 3).

**PROPERTY**

A mid terraced building comprising **2 Ground Floor Shops** with front access to **3 Self-Contained Flats** on the first and second floors.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 7'10" Shop Depth 21'7" WC	<b>A. Mohammadi</b> <b>(Tailor and Dry cleaner)</b>	5 years from 23rd May 2012	£3,996	FRI <b>£2,000 Rent Deposit held.</b>
Ground Floor Shop	Internal Width 15'1" Shop Depth 30'7" Built Depth 37'3" WC	<b>S. V. Nguyen and N. T. Le</b> <b>(Nail Salon)</b>	5 years from 1st September 2013	£9,600	Full Repairing <b>Rent Review 2016.</b>
Flat 1 (Second Floor)	3 Rooms, Kitchen, Bathroom/WC	<b>Individual</b>	6 months from 12th January 2015	£3,720	AST. Holding Over. <b>£320 Rent Deposit held.</b>
Flat 2 (First Floor)	2 Rooms, Kitchen, Bathroom/WC	<b>Individual</b>	6 months from 1st February 2005	£3,960	AST. Holding Over. <b>£330 Rent Deposit held.</b>
Flat 3 (First Floor)	Studio Room, Kitchen, Shower Room/WC	<b>Individual</b>	6 months from 19th February 2010	£3,360	AST. Holding Over. <b>£280 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£24,636</b>	

**£24,636 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

**VENDOR'S SOLICITORS**  
Macroy Ward- Tel: 020 8440 3258  
Ref: Ms. Martina Ward - Email: martina@macroyward.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