



SITUATION

Located in this town centre position nearby a **Coral** and a **Large Aldi Supermarket**, close to the junction with the High Street whereby many other multiple retailers can be found. West Bromwich lies approx. 5 miles north-west of Birmingham City Centre with excellent road links via the M5 (Junction 1) and the M6 (Junction 9).

PROPERTY

A mid terrace building comprising a **Large Ground Floor Shop** with separate rear access via an external staircase to **Self-Contained Offices** on the first and second floors. In addition, there is a **Warehouse** to the rear as well as **parking for approx. 13 cars**.

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 34'9" Shop Depth 29'2" Built Depth 60'1" Kitchen & 2 WCs	Remigus Okoh (Mini-market)	5 years from 19th November 2015 (Renewal of previous lease)	£11,000	IRI
First & Second Floor Offices	First Floor Area Approx 1,610 sq ft' Second Floor Area Approx 1,845 sq ft' Total Area Approx 3,455 sq ft'	Polmed Midlands Ltd (Polish Doctors, Dentist & Healthcare Specialists)	10 years from 8th February 2013	£14,000	IRI Rent Review and Tenant's Break 2018
Roof Telecoms		02 (UK) Limited	15 years from 20th October 2006	£8,000.38	The lessee did not operate their 2015 Tenant's Break
Rear Warehouse	Width 45'0" Depth 28'5" Kitchen & WC	Centrepont Christian Church	6 years from 25th September 2006	£5,500	FRI Holding Over
TOTAL				£38,500.38	

¹ Not inspected by Barnett Ross. Areas supplied by Vendor.

£38,500.38 per annum

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

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

VENDOR'S SOLICITORS
DGB Solicitors - Tel: 01634 304000
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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