

6 WEEK COMPLETION



SITUATION

Located opposite the junction with Church Street on the town's main retailing thoroughfare, amongst such multiples as **Lloyds Pharmacy, Betfred, Boots, Greggs, Co-operative Funeral, Barclays, Nationwide, NatWest, Shoe Zone, Post Office** and **Heron Foods**. In addition, there is an Outdoor Market along the High Street on Tuesdays, Wednesdays, Fridays and Saturdays.

Wednesfield forms part of the Black Country area of the West Midlands conurbation approximately 3 miles north-east of Wolverhampton town centre with easy access to both the M6 (Junction 10) and the M54 (Junction 1).

PROPERTY

Comprising a parade of **5 Ground Floor Shops** each with internal access to **Storage** on the first and second floors and a front forecourt. In addition, the property includes a communal rear service area for parking and unloading.

VAT is NOT applicable to this Lot

FREEHOLD

£63,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 36/48	Ground Floor Shop Internal Width 16'3" (max) Shop & Built Depth 39'11" First Floor Store Area Approx. 165 sq ft Kitchenette & WC Second Floor Store Area Approx. 285 sq ft	Mr & Mrs K. Phillips (Cards)	4 years from 25th March 2016	£15,000	FRI (subject to a schedule of condition – no schedule in evidence). Tenant's Breaks on 25th March 2018 & 2019 (see Note).
Nos. 38/50	Ground Floor Shop Internal Width 16'11" Shop & Built Depth 46'0" First Floor Store Area Approx. 240 sq ft plus 2 WCs Second Floor Store Area Approx. 315 sq ft	Wolverhampton YMCA Shops Limited (Registered Charity)	6 years from 23rd August 2011	£16,250	FRI
Nos. 40/52	Ground Floor Shop Internal Width 17'2" (max) Shop & Built Depth 46'0" First Floor Store Area Approx. 285 sq ft plus WC Second Floor Store Area Approx. 315 sq ft	M. Withnall & C. Whittle (Bakery)	3 years & 1 month from 8th August 2016	£10,000	FRI
Nos. 42/54	Ground Floor Shop Internal Width 17'3" Shop & Built Depth 46'0" First Floor Store Area Approx. 240 sq ft plus 2 WCs Second Floor Store Area Approx. 315 sq ft	P. Groves (Greengrocer)	9 years from 10th March 2012	£16,250	FRI Rent Review March 2018
Nos. 44/56	Ground Floor Shop Internal Width 15'8" (max) Shop & Built Depth 46'0" First Floor Store Area Approx. 220 sq ft plus 2 WCs Second Floor Store Area Approx. 285 sq ft	Amaze Clothing Co Ltd (Clothes)	Licence to expire 31st July 2017 (in occupation since 2014)	£6,000	Landlord's Break at any time on 28 days prior Notice.
TOTAL				£63,500	

Note: The tenant of Nos. 36/48 has a Break on 25th March 2017 which requires 6 months prior Notice which has not been given and therefore this Break Clause will not be exercised.

VENDOR'S SOLICITORS
Grove Tompkins Bosworth - Tel: 0121 236 9341
Ref: J. Ingram - Email: james@gtb-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