



**SITUATION**

Occupying a prominent main road position opposite the junction with Foundry Street, nearby a **Co-operative Food Supermarket** and the town's **Post Office** and located approximately 200 metres from the High Street. Stourport-on-Severn is an attractive town lying 3 miles south of Kidderminster and 16 miles south-west of Birmingham City Centre.

**VAT is NOT applicable to this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Supermarket, Rear Warehouse & Rear First Floor Ancillary	<b>Ground Floor Supermarket</b> Gross Frontage 100'0" Internal Width 92'11" Widening to 98'0" Shop Depth 65'10" Sales Area Approx. 5,590 sq ft <b>Rear Warehouse &amp; Stores</b> Area Approx. 1,680 sq ft <b>First Floor Ancillary Store</b> Area Approx. 2,425 sq ft Male & Female WCs <b>Total Area Approx. 9,695 sq ft</b>	<b>Poundstretcher Limited (Having 422 branches) (T/O for Y/E 31/03/16 £429m, Pre-Tax Profit £2.4m and Shareholders' Funds £17.8m)</b>	For a term from 9th November 2016 to 30th October 2026	<b>£50,000 (see Note 1)</b>	FRI (subject to a schedule of condition) <b>Rent Review 2021 (linked to Consumer Price Index, capped at £57,500).</b> <b>Tenant's Break 2021</b> <b>Note 1: There is a Rent Free Period expiring 31st October 2017.</b>
Front First Floor Offices	NIA Approx. 1,655 sq ft (GIA Approx. 2,210 sq ft) Male & Female WCs	<b>VACANT</b> <b>Note 2: The offices may be suitable for conversion to Residential Use by way of Permitted Development, subject to obtaining the necessary consents.</b>			

**TOTAL AREA APPROX. 11,350 SQ FT**

**TOTAL £50,000 (see Note 1) Plus Vacant Offices**

**VENDOR'S SOLICITORS**  
Read Roper and Read – Tel: 0161 832 6905  
Ref: A. Barr – Email: abarr@readroper.co.uk

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

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

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