LOT 20

37 Lombard Street, Stourport-on-Severn, Worcestershire DY13 8DX



6 WEEK COMPLETION



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

A substantial building comprising a Large Ground Floor Supermarket which links to a rear single storey warehouse with a roller shutter door together with internal access to Ancillary/Storage Accommodation on part of the first floor which is served by a goods lift. There is a rear customer entrance leading to a Car Park for approx. 40 vehicles.

In addition, there is separate front access to **Self-Contained Offices** on the remainder of the first floor.

FREEHOLD

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Ground Floor Supermarket, Rear Warehouse & Rear First Floor Ancillary	Ground Floor Supermarket Gross Frontage 100'0 Internal Width 92'11 Widening to 98'0" Shop Depth 65'10 Sales Area Approx. 5,590 Rear Warehouse & Stores Area Approx. Area Approx. 1,680 First Floor Ancillary Store Area Approx. Area Approx. 2,425 Male & Female WCs Total Area Approx.	" Limited " (Having 422 branches) " (T/O for Y/E sq ft 31/03/16 £429m, Pre-Tax Profit £2.4m sq ft and Shareholders' Funds £17.8m)	For a term from 9th November 2016 to 30th October 2026	£50,000 (see Note 1)	FRI (subject to a schedule of condition) Rent Review 2021 (linked to Consumer Price Index, capped at £57,500). Tenant's Break 2021 Note 1: There is a Rent Free Period expiring 31st October 2017.	
Front First Floor Offices	NIA Approx. 1,655 (GIA Approx. 2,210 Male & Female WCs	sq ft) Note 2: Th	VACANT Note 2: The offices may be suitable for conversion to Residential Use by way of Permitted Development, subject to obtaining the necessary consents.			
	TOTAL AREA APPROX. 11,350 9		TOTAL	£50,000 (see Note 1) Plus Vacant Offices		
The Surveyor	s dealing with this prop	erty are		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**

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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