



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in one of the main retail/A2 thoroughfares of the town, directly opposite a large **House of Fraser Department Store (Beatties)**, nearby branches of **Café Nero, Swinton, KFC, Subway, Connells, Reeds Rains** and close to the busy intersection with North Street, Queens Square & Victoria Street where the **Mander Centre** and the modern **Wulfrun Shopping Centre** are located.

Wolverhampton centre lies within the A4150 ring road enjoying easy access to the M6 (J10) and M54 (J2) some 17 miles north west of Birmingham.

PROPERTY

An attractive terraced building split into 2 units with the following accommodation:

- **No.87** comprises a **Ground Floor Shop** with **Basement Storage** and internal access to **Offices, Kitchen & WC's** across the entire first floor level.
- **No.87a** comprises a **Ground Floor Restaurant** with a Rear Yard which has a timber framed lean-to roof providing an outside seating area (15 covers).

There is a rear private service road included in the Freehold allowing vehicular access for private parking for up to 6 cars.

VAT is NOT applicable to this Lot

FREEHOLD

£26,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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



Interior of No. 87



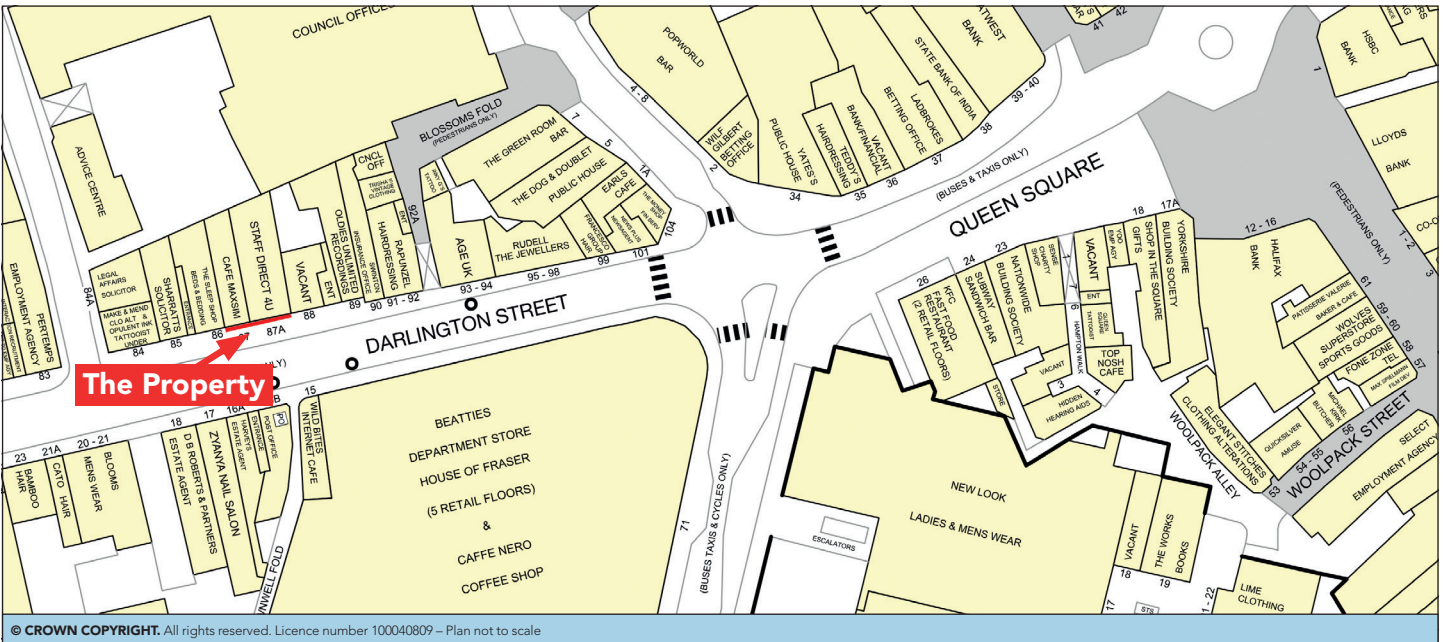
Rear of No. 87

VENDOR'S SOLICITORS

Shakespeare Martineau – Tel: 01789 416 400
Ref: Ms Janet James – Email: janet.james@shma.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

Interior of No. 87a



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 87 (Ground Floor Shop, Basement & First Floor Offices) plus Rear Parking	Ground Floor Shop Gross Frontage 27'10" Internal Width 25'5" Shop Depth 63'3" Built Depth 70'6" Area Approx. 1,345 sq ft 2 WCs Basement (max height 6'11") Area Approx. 575 sq ft First Floor Offices Area Approx. 1,375 sq ft 3 Rooms, Kitchen, WC Total Area Approx. 3,295 sq ft plus Rear Parking	Staff Direct 4U Limited (Recruitment Agency)	9 years from 30th September 2016	£17,500	FRI by way of service charge. Rent Reviews and Tenant's Break 2019 & 2022
No. 87a (Ground Floor Restaurant & Rear Yard)	Ground Floor Restaurant Gross Frontage 17'0" Internal Width 15'8" reducing at rear to 12'10" Restaurant Depth 28'5" Built Depth 41'11" Plus Store, WC and Rear Yard	Mr M Previ t/a Café Maxim (Tapas Restaurant)	10 years from 23rd April 2002 (Holding over – in occupation since 2006)	£9,000	FRI by way of service charge (subject to a photographic schedule of condition).
TOTAL				£26,500	