



SITUATION

Located in the town's main retailing thoroughfare, adjacent to **Boots** and **Shoe Zone** and amongst such other multiple retailers as **Lloyds Pharmacy, Betfred, Greggs, Co-operative Funeral, Barclays, Nationwide, NatWest, 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 the both the M6 (Junction 10) and the M54 (Junction 1).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** on the first floor. In addition, there is separate rear access to a **Self-Contained Flat** on the second floor. The property benefits from use of a rear service area.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 96 (Ground Floor Shop & First Floor Store)	Ground Floor Shop Gross Frontage 18'8" Built Depth 61'11" Area Approx. 1,029 sq ft ¹ WC First Floor Store Area Approx. 434 sq ft ¹	Extra Care Charitable Trust Ltd (Charity having over 60 branches – Visit: www.extracare.org.uk)	5 years from 15th March 2017 (Renewal of a previous lease – in occupation approx 15 years)	£14,500	FRI Tenant's Break 2020 Note 1: The first floor store in some of the other units in the parade have been converted into a flat.
No. 106 (Second Floor Flat)	Not inspected – 1 Bedroom, Living Room, Kitchen, Bathroom/WC	VACANT (Previously let at £4,500 p.a.)			Note 2: We understand the flat has been redecorated and recarpeted.

¹Not inspected by Barnett Ross. Areas from VOA.

£14,500 p.a. Plus Vacant Flat

TOTAL £14,500 Plus Vacant Flat

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8951 6984
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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