



SITUATION

Located in the town's main retailing thoroughfare, amongst such multiple retailers as **Boots, 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.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** on the first floor (see Note 1) and separate rear access to a **Self-Contained Flat** on the second floor. In addition, 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. 94 (Ground Floor Shop & First Floor Store)	Ground Floor Shop Gross Frontage 19'6" Area Approx. 1,030 sq ft WC First Floor Store (see Note 1) Area Approx. 505 sq ft				<p style="text-align: center;">VACANT</p> <p>Note 1: The first floor store in some of the other units in the parade have been converted into a flat. Note 2: The shop/first floor was previously let at £15,100 p.a. and last year just the ground floor shop at the other end of the parade was let at £10,800 p.a. rising to £13,200 p.a.</p>
No. 106 (Second Floor Flat)	Not inspected, believed to be: 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 1st December 2017	£4,800	

¹ Not inspected by Barnett Ross. Areas taken from VOA.

TOTAL	£4,800 Plus Vacant Shop & Store
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£4,800 p.a. Plus Vacant Shop & Store

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

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 £750 (including VAT) upon exchange of contracts

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