



### SITUATION

Located in this main retail thoroughfare, adjacent to **Boots Opticians**, opposite **Costa** and close to other multiples as **Betfred**, **Greggs**, **Card Factory**, **Post Office**, **Paddy Power**, **Specsavers** and **Shoe Zone**, and serving the surrounding residential community being approx. 6 miles north-east of Walsall.

In addition, there is a **Tesco Supermarket and Car Park** directly to the rear of the property.

Walsall is a busy West Midlands town located some 8 miles north-west of Birmingham lying adjacent to the M6 motorway (Junctions 8 to 10)

### PROPERTY

A mid-terrace building comprising a **Ground Floor Takeaway with an ATM** together with internal and separate rear access to a **Self-Contained Flat** on the first floor as well as use of a rear service area.

### ACCOMMODATION

#### Ground Floor Takeaway

Gross Frontage	17'9"
Internal Width	17'2"
narrowing at rear to	13'10"
Shop & Built Depth	49'9"

#### First Floor Flat

1 Room, Kitchen, Shower Room/WC

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCY

The entire property is let on a full repairing and insuring lease to **M S Gill t/a Gino's Dial-A-Pizza (having 3 branches)** for a term of 15 years from 25th January 2016 at a current rent of **£16,000 per annum** exclusive.

**Rent Reviews January 2019 (Outstanding) and 3 yearly**



**£16,000** per annum

The Surveyors dealing with this property are  
**Joshua Platt** and **Steven Grossman**

### Vendor's Solicitors

Bhakar Tomlinson Solicitors  
Tel: 01952 270 555 Ref: Gurcharan Bhakar  
Email: gb@bhaktom-solicitors.co.uk

For legal documents, please refer to page 8 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 and 10 in the 'Notice to all Bidders' page