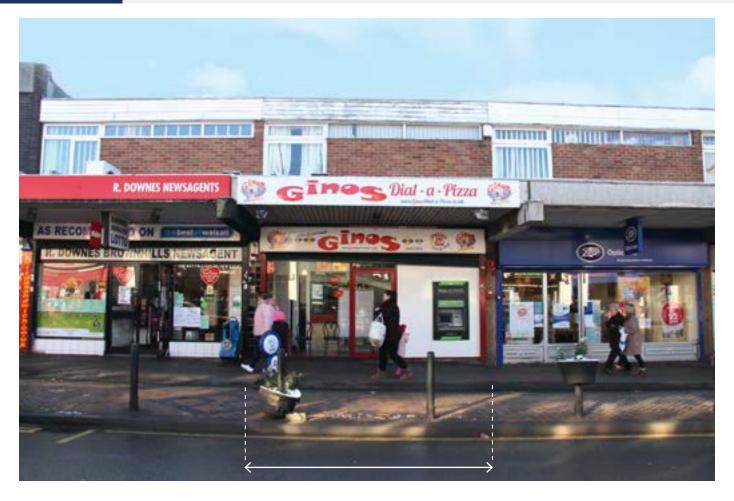
6 week completion



# 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**

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

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



Vendor's Solicitors

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