



### SITUATION

Occupying a prominent corner position at the junction with Dudley Road and High Street, amongst such multiples as **Coral, Lloyds Pharmacy** and a host of local traders as well as being just a short walk from Lye Railway Station.

Lye is situated approx. 2 miles east of Stourbridge and approx. 10 miles west of Birmingham.

### PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with rear access to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from use of a **Rear Service Yard with car parking**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



### TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Internal Width Shop Depth Built Depth Customer WC, Staff WC	20'6" 17'10" 33'2" 40'4"	<b>William Hill Organization Ltd</b> (Having over 2,300 branches)	15 years from 17th January 2014	£10,000	FRI <b>Rent Reviews 2019 (not yet actioned) and 2024.</b> <b>Tenant's Breaks 2024 on 12 months prior notice.</b> <b>Note: The tenant did not operate their January 2019 Break Clause.</b>
First and Second Floor Flat	Not inspected		<b>Individual</b>	125 years from 12th May 2017	£150	FRI <b>Rent rises by £150 every 25 years.</b>
					<b>Total: £10,150</b>	

**£10,150** per annum

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

### Vendor's Solicitors

Burnetts Solicitors  
Tel: 01228 552 222 Ref: Rebecca Davidson  
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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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page