



SITUATION

Occupying a prominent trading position in the town centre, on the junction with the High Street nearby multiples such as **Ladbrokes, Lloyds Pharmacy, Cooperative Travel, Savers, Home Bargains** and a host of local traders.

Bloxwich lies on the main A34 just north of Walsall enjoying easy access to the M6 (Junction 10) and approximately 10 miles north of Birmingham City Centre.

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** with internal access to **Ancillary Office/Storage** at first floor level.

The property benefits from a rear service road allowing vehicular access for unloading and parking.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	15'9"
narrowing at the rear to	7'9"
Shop & Built Depth	40'0"

First Floor Ancillary

Area	Approx. 240 sq ft
WC, Kitchenette	

TENANCY

The entire property is let on a full repairing and insuring (Law Society) lease to **G. Marahwa as a Motor Spares & Accessories Shop** for a term from 7th September 2017 to 30th September 2020 at a current rent of **£8,000 per annum** exclusive.

Note: There is a £2,400 Rent Deposit held.

£8,000 per annum

The Surveyors dealing with this property are **Steven Grossman and Elliott Greene**

Vendor's Solicitors

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