



## SITUATION

Located at the junction with Park Lane and High Street in the heart of the town centre nearby such multiples as **The Co-operative Food**, **Coral**, **The Co-operative Funeralcare**, **Grape Tree**, **Tesco Express** and **McColls** and a variety of independent retailers.

Bewdley is an historic, picturesque town, popular with tourists, approximately 3 miles west of Kidderminster and 20 miles south-west of Birmingham, enjoying good road access via the A456 which leads to the M5 (Junction 3).

## PROPERTY

Forming part of a Grade II Listed mid terrace building comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	16'11"
Internal Width	11'11"
Shop Depth	42'11"
Built Depth	60'2"
2 WCs	

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.



## TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **S. Talbot-Newell as a Tattoo Studio** for a term of 6 years from 8th November 2016 at a current rent of **£7,000 per annum** exclusive.

**Rent Review 2019 (not actioned)**

**Note: If Lot 1 (Freehold of 36 Load Street) does not sell in the auction, this Lot will be immediately withdrawn even if the reserve price has been met.**

**£7,000** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Elliott Greene**

## Vendor's Solicitors

Rice-Jones & Smith  
Tel: 020 7831 2506 Ref: Steven Hayward  
Email: sh@londonrjs.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**