



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** 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.

VAT is NOT applicable to this Lot

FREEHOLD

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

TENANCY

The entire property is let on a full repairing and insuring lease to **M S Gill t/a Gino's (Pizza Take-away 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 2022 (Outstanding) and 3 yearly

Note: For the avoidance of doubt, the first floor does not have formal planning consent for residential, but it has been used as a flat for at least 16 years.

£16,000 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

Vendor's Solicitors

Stuart & Co
Tel: 020 8887 1360 Ref: Oktay Yilmaz
Email: oyilmaz@sc-solicitors.com

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'**



The Property



View opposite property