



SITUATION

Located within this neighbourhood shopping centre, which includes such multiples as **Sainsbury's, Spar, Post Office** and **Subway** and a variety of independent traders, as well as the **Local Library, Health Centre** and a **Free Car Park**.

Stourbridge is a market town which lies some 12 miles west of Birmingham and 7 miles north-east of Kidderminster.

VAT is applicable to this Lot

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor and **Garage** to the rear.

In addition, the property includes walkways and a service area, subject to any rights that exist thereover – refer to the Title Plan in the legal pack.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & First Floor Flat	Ground Floor Shop Gross Frontage 17'8" Internal Width 17'0" Shop Depth 33'0" Built Depth 49'4" WC First Floor Flat Not inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Compton Care Group Limited (Charity having over 20 branches – visit: www.comptoncare.org.uk) (Reported Shareholders' Funds of £19.7m for Y/E 31.3.23)	From 13th August 2004 to 15th June 2017 (Holding over – in occupation for approx. 20 years)	£14,800	FRI Note 1: The tenants have recently commenced negotiations for a new lease.
Garage		Individual	1 year Licence from 1st February 2024	£1,200 (Entire rent paid in advance).	
				Total: £16,000	

Note 2: The Vendor has recently let a similar size shop, flat and garage in this parade for a total of £20,400 p.a.

£16,000 per annum

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

Vendor's Solicitors

Spire Solicitors LLP
 Tel: 01603 677 077 Ref: Protima Sikdar-Wood
 Email: psw@spiresolicitors.co.uk

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

