

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Kenilworth Road in this busy local shopping parade, adjacent to **Barclays**, opposite **NatWest** and amongst such other multiple retailers as **One Stop, William Hill** and **HSBC**.

Balsall Common is a prosperous and sought after residential area enjoying easy access to the M42 and M6 motorways, some 4 miles east of Solihull and 12 miles east of Birmingham city centre.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal staircase to **2 Self-Contained Flats** above.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.158 (Ground Floor Shop)	Gross Frontage 21'11" Internal Width 19'7" (max) Shop Depth 30'7" Built Depth 46'10 WC	<b>W. H. Green (Chemists) Ltd (Guaranteed by Lloyds Chemists Ltd)</b>	20 years from 25th December 1991	£14,450	FRI
Nos. 160 & 162 (2 Flats)	First Floor Flat – Not inspected Second Floor Flat – Not inspected	<b>W. H. Green (Chemists) Ltd</b>	Each 99 years from 25th December 1991	£100 (£50 per flat)	Each FRI <b>Rent rises by £100 every 33 years 2 valuable reversions in approx 79 years.</b>
<b>TOTAL</b>				<b>£14,550</b>	

**£14,550 per annum**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts