



6 WEEK COMPLETION

## SITUATION

Occupying a prominent trading position near the junction with Bank Street in this established fully occupied parade which includes **The Co-Operative Food Store with Post Office** and opposite **The Triangle Snooker Club** serving the surrounding residential area.

Bilston lies 8 miles north-west of Birmingham city centre and approximately 3 miles south-east of Wolverhampton, benefiting from excellent communications via the M6 (Junction 10).

## PROPERTY

A mid terraced building comprising a **Ground Floor Betting Shop** with separate rear access to a **Self-Contained Maisonette** on the first and second floors. In addition, the property benefits from use of front forecourt parking and a rear service road for unloading.

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

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Betting Shop	Gross Frontage 15'6" Internal Width 15'2" Shop Depth 23'8" WC	<b>Coral Estates Ltd (Having 1,600 branches)</b>	15 years from 23rd April 2004	£5,200	FRI <b>Rent Review 2014</b>
First & Second Floor Maisonette	Not Inspected	Individual	99 years from 26th August 2005	Peppercorn	FRI
<b>TOTAL</b>				<b>£5,200</b>	

**£5,200 per annum**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **NICHOLAS BORD**

## VENDOR'S SOLICITORS

Vyman Solicitors – Tel: 020 8427 9080  
Ref: Ms Jaymini Ghelani – Email: jaymini.ghelani@vyman.co.uk

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