

6 WEEK COMPLETION



SITUATION

Part of a local shopping centre facing a Village Green, serving this good class residential area of Finchfield which lies approximately 1 ½ miles west of Wolverhampton town centre. Nearby multiples include **Lidl**, **Co-op** and **Nationwide**.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with a **Self-Contained Flat** above. There is a large front forecourt for parking together with further parking at the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'6" Built Depth 30'0" WC	M & G Tax Consultants Ltd (Tax Advisors) (With 2 Guarantors)	6 years from 28th July 2011	£7,500 (Concession from £8,000 until 2014)	FRI Rent Review and Tenant's Break 2014
First Floor Flat *	3 Rooms, Kitchen, Bathroom/WC	VACANT			

*Not inspected by Barnett Ross

TOTAL	£7,500 Plus Vacant Flat
--------------	------------------------------------

**£7,500 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Keith Harvey & Co - Tel: 01858 464 327
Ref: K Harvey Esq - Email: sarah@keithharveyandcompany.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