LOT 35

31 High Street, Bromsgrove, West Midlands B61 8AJ

Reserve Below £125,000

SITUATION

Occupying a prominent trading position at the edge of the pedestrianised section of the High Street, adjacent to **YMCA** and **Salvation Army**, and amongst such multiples as **Pizza Express**, **Prezzo**, **WHSmith**, **Nationwide**, **HSBC** and many others.

Bromsgrove lies some 7 miles south-west of Birmingham enjoying excellent road access via the M42 and M5 motorways.

PROPERTY

An attractive Grade II Listed terraced property comprising a **Ground Floor Shop** with internal access to **Offices** on the 3 upper floors. In addition, the property benefits from rear access to a common service area providing car parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'9"	Internal Width	12'10"
Shop Depth	43'8"	Built Depth	76'2"
WC			

First Floor Offices Area	Approx 570 sq ft plus WC
Second Floor Offices Area	Approx 290 sq ft
Third Floor Offices Area	Approx 290 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

£21,200 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

TENANCY

The entire property is let on a full repairing and insuring lease to **Countrywide Estate Agents Nominees Ltd – part of the Countrywide Group having approx. 1,300 branches operating under 46 local High Street brands (Holding company is Countrywide Property Lawyers Ltd whose T/O for Y/E 31/12/11 was £21m, Pre-Tax Profit £6m and Net Worth £13.2m)** for a term of 20 years from 11th May 1988 at a current rent of **£21,200 per annum** exclusive **(See Notes 1 & 2).**

Note 1: The tenant has been holding over since 2008.

Note 2: The tenant has just served a Section 26 Notice requesting a new 10 year lease from 1st August 2013 at £15,000 p.a. with tenant breaks at years 3, 6 & 9.

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 £350 (including VAT) upon exchange of contracts