

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position near the junction with Bank Street in this established parade 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 Flat** 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</b> (Having approx. 1,600 branches)	15 years from 23rd April 2004	£5,200	FRI <b>Rent Review 2014 (Outstanding)</b>
First & Second Floor Flat	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**  
Harrowell & Atkins – Tel: 01442 865 671  
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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 £500 (including VAT) upon exchange of contracts