

## **SITUATION**

Located opposite the junction with Church Street on the town's main retailing thoroughfare, amongst such multiples as Lloyds Pharmacy, Betfred, Boots, Greggs, Cooperative Funeral, Barclays, Nationwide, NatWest, Shoe Zone, Post Office and Heron Foods. In addition, there is an Outdoor Market along the High Street on Tuesdays, Wednesdays, Fridays and Saturdays.

Wednesfield forms part of the Black Country area of the West Midlands conurbation approximately 3 miles north-east of Wolverhampton town centre with easy access to both the M6 (Junction 10) and the M54 (Junction 1).

## **PROPERTY**

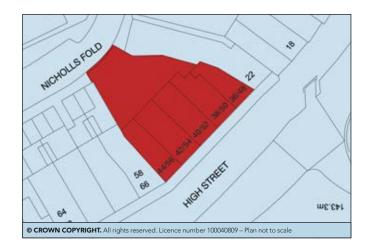
Comprising a parade of **5 Ground Floor Shops** each with internal access to **Storage** on the first and second floors and a front forecourt. In addition, the property includes a communal rear service area for parking and unloading.

**VAT** is **NOT** applicable to this Lot

**FREEHOLD** 



The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS** 





## 36-56 High Street, Wednesfield, Wolverhampton, West Midlands WV11 1SZ









## **TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 36/48	Ground Floor Shop Internal Width 16'3" (max) Shop & Built Depth 39'11" First Floor Store Area Approx.165 sq ft Kitchenette & WC Second Floor Store Area Approx. 285 sq ft	Mr & Mrs K. Phillips (Cards)	4 years from 25th March 2016	£15,000	FRI (subject to a schedule of condition – no schedule in evidence).  Tenant's Breaks on 25th March 2018 & 2019 (see Note).
Nos. 38/50	Ground Floor Shop Internal Width 16'11" Shop & Built Depth 46'0" First Floor Store Area Approx. 240 sq ft plus 2 WCs Second Floor Store Area Approx. 315 sq ft	Wolverhampton YMCA Shops Limited (Registered Charity)	6 years from 23rd August 2011	£16,250	FRI
Nos. 40/52	Ground Floor Shop Internal Width 17'2"(max) Shop & Built Depth 46'0" First Floor Store Area Approx. 285 sq ft plus WC Second Floor Store Area Approx. 315 sq ft	M. Withnall & C. Whittle (Bakery)	3 years & 1 month from 8th August 2016	£10,000	FRI
Nos. 42/54	Ground Floor Shop Internal Width 17'3" Shop & Built Depth 46'0" First Floor Store Area Approx. 240 sq ft plus 2 WCs Second Floor Store Area Approx. 315 sq ft	P. Groves (Greengrocer)	9 years from 10th March 2012	£16,250	FRI Rent Review March 2018
Nos. 44/56	Ground Floor Shop Internal Width 15'8"(max) Shop & Built Depth 46'0" First Floor Store Area Approx. 220 sq ft plus 2 WCs Second Floor Store Area Approx. 285 sq ft	Amaze Clothing Co Ltd (Clothes)	Licence to expire 31st July 2017 (in occupation since 2014)	£6,000	Landlord's Break at any time on 28 days prior Notice.
			TOTAL	£63.500	

Note: The tenant of Nos. 36/48 has a Break on 25th March 2017 which requires 6 months prior Notice which has not been given and therefore this Break Clause will not be exercised.

**VENDOR'S SOLICITORS**Grove Tompkins Bosworth - Tel: 0121 236 9341
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