



**SITUATION**

Occupying a prime trading position adjacent to **McDonald's** and **Ladbrokes** in the heart of the pedestrianized town centre which includes an outdoor market (trading 6 days a week) and amongst other such multiples as **Argos, Paddy Power, New Look, Santander, The Money Shop, Nationwide, Halifax** and only 100 yards from the entrances to the **Kings Square & Queens Square Shopping Centre's**. West Bromwich is a busy commercial centre located on the main A41, enjoying easy access to the M5 (J1) and the M6 (J8) some 5 miles north-west of Birmingham and 8 miles south-east of Wolverhampton.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Restaurant/Café with Cellar** and separate front access to **Ancillary Storage** at first floor level.

In addition, the property benefits from vehicular access through metal gates from Paradise Street at the rear leading to an open yard area with parking for up to **6 cars** as well as **2 small brick-built Store Buildings**. The site depth is **187 ft**.

**VAT is applicable to this Lot**

**FREEHOLD**

**£30,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**ACCOMMODATION**

**Ground Floor Café/Restaurant (98 covers)**

|                           |                     |
|---------------------------|---------------------|
| Gross Frontage            | 33'2"               |
| Internal Width            | 28'1"               |
| Restaurant Depth          | 54'9"               |
| Built Depth               | 76'7"               |
| Restaurant Area           | Approx. 1,435 sq ft |
| Kitchen Area              | Approx. 250 sq ft   |
| 3 Ladies WCs & 1 Gents WC |                     |

**Cellar**

|      |                                     |
|------|-------------------------------------|
| Area | Approx. 700 sq ft (max height 5'5") |
|------|-------------------------------------|

**First Floor Store/Staff**

|                      |                   |
|----------------------|-------------------|
| Area                 | Approx. 390 sq ft |
| 4 Rooms, Bathroom/WC |                   |

**Total Area** **Approx. 2,775 sq ft**

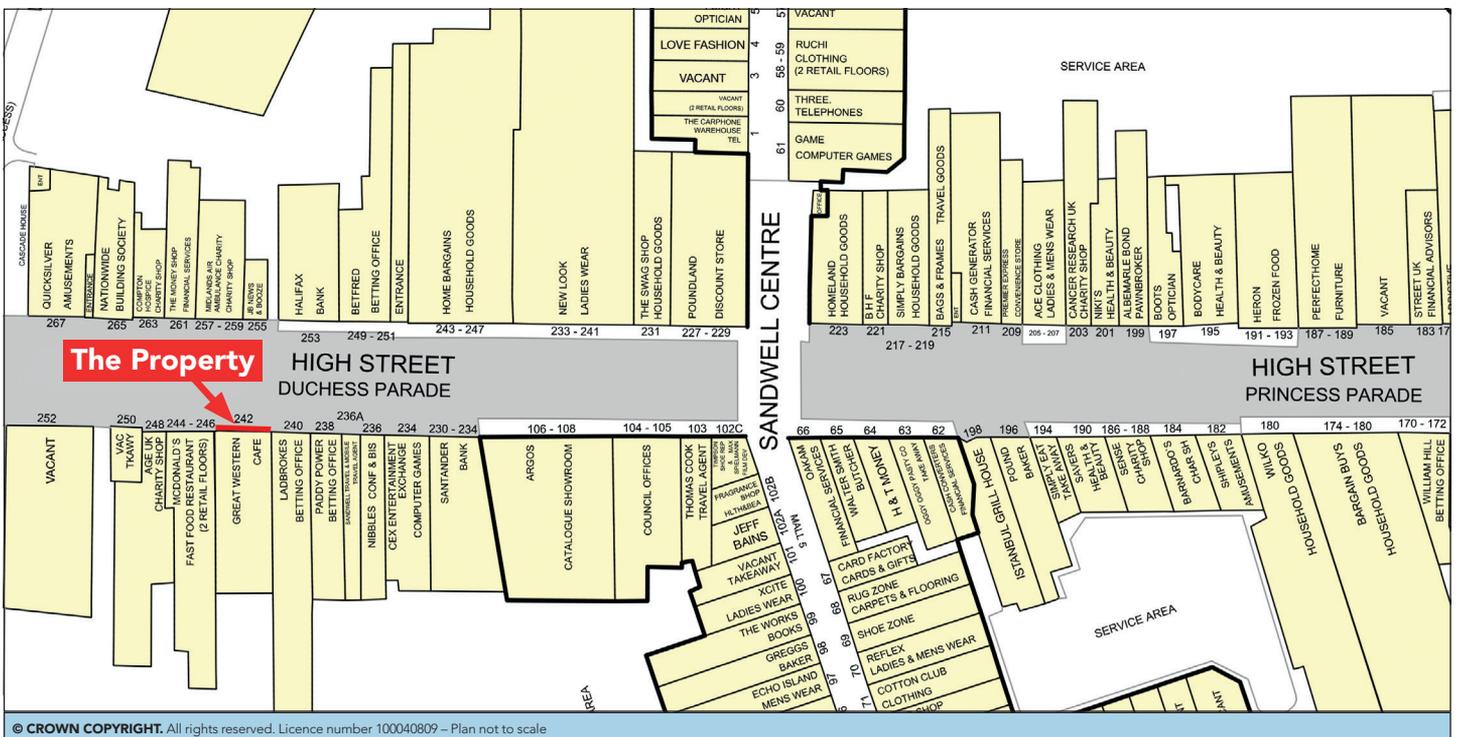
**External Store Buildings** – Not Inspected

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Moore Café Ltd (with Guarantor) t/a Great Western Café** for a term of 10 years from 27th October 2015 at a current rent of **£30,000 per annum** exclusive.

**Rent Review and Tenant's Break 2020**

**Note: The lease is outside the renewal provisions of the L and T Act 1954.**



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**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 £500 (including VAT) upon exchange of contracts