

6 WEEK COMPLETION



**SITUATION**

Located opposite the junction with Withers Road in this established local parade serving the surrounding residential area, nearby a **Lloyds Pharmacy, Barclays Bank, William Hill** and a variety of other traders benefitting from being just a short walk from Bilbrook Railway Station. Codsall lies approximately 4 miles north-west of Wolverhampton, 11 miles east of Telford and enjoys good road links via Wobaston Road and the A449 to the M54 (Junction 2).

**PROPERTY**

A semi-detached building comprising a **Ground Floor Shop** with separate rear access via a front passageway to a **Self-Contained Flat** on the first floor. In addition, there is front lay-bay parking.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'0"
Internal Width	18'6"
Shop & Built Depth	59'7"
Sales Area	Approx 1,100 sq ft

**First Floor Flat**

Not Inspected – Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC

**£14,100 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

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Tesco Stores Limited as a One Stop convenience store (Ultimate parent company – Tesco plc – one of the largest supermarket chains in the UK with over 3,500 stores)** for a term of 15 years from 26th December 2013 (**renewal of a previous lease – see Note 1**) at a current rent of **£14,100 per annum** exclusive.

**Rent Reviews 2018 and 2023**

**Tenant's Break 2023**

**Note 1: The lessees or their subsidiaries have been in occupation for over 20 years.**

**Note 2: The lessees also occupy the adjacent shop (No. 13) which is not included in the sale.**

**Note 3: The flat is sub-let on an AST.**

**VENDOR'S SOLICITORS**

Glassbrooks – Tel: 01253 643 700  
Ref: Ms Liz Aspin – Email: liz@glassbrooks.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 £500 (including VAT) upon exchange of contracts