



SITUATION

Occupying a prominent position in the High Street, opposite a **Co-Op Foodstore** and amongst multiple retailers as **Coral**, **Lloyds Pharmacy** and **Betfred**. Dawley forms part of the new town of Telford, located south-west of the M54 Motorway and being approx. 10 miles east of Shrewsbury and 15 miles north-west of Wolverhampton.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first floor. In addition, the property benefits from use of a rear service road and a rear yard.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 30 (Ground Floor Shop)	Gross Frontage 20'10" Internal Width 20'8" Shop Depth 36'11" Built Depth 77'6" WC Plus Rear Yard	S. Birring Convenience Store / Off-Licence) (See Note)	10 years from 1st August 2014 (In occupation since 2009)	£13,000	FRI. Rent Review 2019 Note: The shop has traded as a convenience store for over 30 years. The Vendor has advised that the tenant is looking to join Symbol Group and has signed a 5 year agreement with Cash Zone for an ATM unit on a fixed rental plus commission basis to be paid to the tenant.
Nos. 30a & 30b (First Floor)	2 Flats – Not inspected	Individual	Each 199 years from 1st August 2007	Peppercorn	Each FRI
TOTAL				£13,000	

£13,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS
Lanyon Bowdler - Tel: 01952 379 041
Ref: P. Chaudhari - Email: praveen.chaudhari@lblaw.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