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LICENCE NUMBER 100040809 - Plan not to scale



6 WEEK COMPLETION

SITUATION

Forming part of the main town centre close to the junction with Cross Street, opposite **William Hill** and diagonally opposite a newly built **Morrisons Supermarket** and amongst a host of local traders. Willenhall lies some 3 ½ miles east of Wolverhampton and 9 miles north-west of Birmingham city centre and benefits from good communications via the M6 motorway (Junction 6).

PROPERTY

A converted public house comprising **2 Ground Floor Shops** with separate front access to a **First Floor Showroom** and **Ancillary Storage** above. The property includes a rear garden and gated off street parking site.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1	Ground Floor Shop Gross Frontage 17' Net Frontage 23' (max) Built Depth 58' WC Plus 5 car parking spaces	D P Realty Ltd t/a Dominos (Domino's is recognised as the world's leading pizza delivery company and currently trades from over 600 stores in the UK) (T/O for Y/E 28th December 2008 £10.9m, Pre-Tax Profit £596,000 and Net Worth £862,000) (Ultimate holding company - Domino's Pizza UK & IRL Plc who for the Y/E 28/12/08 reported a T/O of £135.98m, Pre-Tax Profits £22.1m and a Net Worth of £11.5m)	20 years from 21st October 2009	£15,000	FRI by way of service charge Rent Reviews 2014 & 5 yearly Tenant's Break 2020 Note 1: There is a rent free period until 5th December 2010 and the Vendor will pay any shortfall in rent on completion.
Unit 2	Ground Floor Shop Gross Frontage 16' Net Frontage 27' (max) Built Depth 50'4" 2 WCs Plus 1 car parking space	M Aziz (Jenny's Restaurant Franchise)	15 years from 4th October 2009	£16,000	FRI by way of service charge Rent Reviews 2014 & 5 yearly
Unit 3	First Floor Sales / Showroom Area Approx 1,500 sq.ft WC Second Floor Storage Area Approx 650 sq.ft. Plus 1 car parking space	M Minniken (Furniture Sales & Pound Shop)	10 years from 24th January 2010	£9,000	FRI by way of service charge Rent Review & Tenant's Break 2015 Note 2: The tenant has paid rent up to 23rd June 2010. Note 3: The tenant currently occupies another unit.
TOTAL				£40,000	

£40,000 per annum

The Surveyors dealing with this property are **GREG CORIN** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Wilkin Chapman, P.O Box 16, Town Hall Square, Grimsby DN31 1HE
Tel: 01472 262626. Ref: M Chilvers Esq

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 £250 (including VAT) upon exchange of contracts