



SITUATION

Located in the town centre close to the junction with Cottage Street, next to **Brierley Hill Post Office**, opposite **Lloyds** and **Mecca Bingo** and approx. 100 yards from the Moor Centre which hosts such multiple traders as **Boots, Greggs, Poundland, Card Factory** and **Superdrug**.

Brierley Hill is a suburb approximately 10 miles west of Birmingham with easy access to the motorway network via the M5 (Junction 2), some 4 miles to the east.

PROPERTY

A mid terraced building comprising a **Ground Floor A1 Coffee Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'8" Internal Width 10'4" widening to 15'8" Shop Depth 56'8" Built Depth 78'3" WC	S. Shahbazi (Café)	12 years from February 2012	£12,000 (personal concession from £13,000)	Effectively FRI Rent Review 2020
First & Second Floor Flat	Not inspected	Individual	199 years from 1st February 2008	Peppercorn	Effectively FRI
TOTAL				£12,000	

£12,000 per annum

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

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

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