



SITUATION

Located within this local shopping centre, adjacent to **Betfred** and nearby **Iceland, Reeds Rains** and **The Yew Tree Retail Park** as well as a host of local retailers all serving the surrounding residential area. Birmingham Airport lies just 2 miles distant.

Yadley is situated approx. 3 1/2 miles east of Birmingham City Centre and 13 miles west of Coventry benefitting from good road links via the M42 (Junction 6) and M6 (Junction 4).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with a **Rear Yard plus Parking for 1 Vehicle** together with separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'10"
Internal Width	15'9"
Shop Depth	39'5"
Built Depth	45'9"
Sales Area	Approx. 620 sq ft plus WC

First & Second Floor Flat

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

£14,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Scrivens Limited as Opticians (having over 175 branches)** (T/O for Y/E 30/10/16 **£36.3m, Pre-Tax Profit £3.09m and Shareholders' Funds £3.01m**) for a term of 20 years from 25th March 1999 at a current rent of **£14,500 per annum** exclusive.

Note: The Tenant did not operate their 2014 Break Clause.



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