



SITUATION

Occupying a prominent trading position amongst an abundance of local retailers and well-established multiples including **Barclays, Betfred, Heron Foods, Quicksilver** and **Wilko** whilst also being close to the **Great Bridge Retail Park**, containing **ASDA, Boots, Poundland** and more. Tipton is a busy West Midlands suburb located 7 miles north-west of Birmingham and only a 10 minute drive from **The Hawthorns Stadium** (West Bromwich Albion Football Club). The area benefits from good road links, being close to both the A4037 and A47 and within 3 miles of the M5 and M6 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'9"
Internal Width	13'10"
Shop Depth	48'1"
Built Depth	59'10"
WC	

First Floor Storage Approx. 360 sq ft¹

¹ Not inspected – Area from VOA.

£8,750 per annum

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

* Refer to Points 9 & 10 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 **A.J. Beech (trading as The Purest Vapours, having 3 branches)** for a term of 3 years from 9th July 2017 at a current rent of **£8,750 per annum** exclusive.

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 £750 (including VAT) upon exchange of contracts