



SITUATION

Located in the town's main retailing thoroughfare amongst such multiple retailers as **Lloyds Pharmacy, Betfred, Greggs, Shoe Zone, Co-operative Funeral, Barclays, Nationwide, NatWest, Post Office** and **Heron Foods**. In addition, there is an Outdoor Market along the High Street on Tuesdays, Wednesdays, Fridays and Saturdays. Wednesfield forms part of the Black Country area of the West Midlands conurbation approximately 3 miles north-east of Wolverhampton town centre with easy access to both the M6 (Junction 10) and the M54 (Junction 1).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Ancillary Store** on the first floor (see Note) and separate rear access to a **Self-Contained Flat** on the second floor. In addition, the property benefits from use of a rear service area.

ACCOMMODATION

Ground Floor Shop

- Gross Frontage 19'4"
- Internal Width 18'2"
- Shop Depth 55'11"
- Built Depth 59'2"
- Sales Area Approx. 950 sq ft plus WC

First Floor Store (see Note)

Area Approx. 230 sq ft plus Kitchen & WC

Second Floor Flat

1 Bedroom, Living Room/Kitchen, Bathroom & Separate WC (GIA Approx. 560 sq ft)

VAT is NOT applicable to this Lot

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

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Limited (having approx. 2,500 branches) (T/O for Y/E 31/08/16 £6.87bn, Pre-Tax Profit £523m and Shareholders' Funds £1.2bn)** for a term of 5 years from 18th March 2016 (**renewal of a previous lease – in occupation since 1982**) at a current rent of **£18,000 per annum** exclusive.

Tenant's Break March 2019

Note: The first floor store in some of the other units in the parade have been converted into a flat.



VENDOR'S SOLICITORS

Axiom Stone - Tel: 020 8951 6989
Ref: Ms Jaymini Ghelani - Email: jg@axionstome.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 £750 (including VAT) upon exchange of contracts