



6 WEEK COMPLETION



SITUATION

Located opposite the junction with Church Street on the town's main retailing thoroughfare, adjacent to **Co-operative Funeral Care** and amongst other such multiples as **Lloyds Pharmacy, Betfred, Boots, Greggs, Co-operative Funeral, Barclays, Nationwide, NatWest, Shoe Zone, 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

Forming part of a parade comprising a **Ground Floor Shop** with internal access to **Storage** on the first and second floors. In addition, the property benefits from recently installed uPVC double glazing and use of a communal rear service area for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

£15,000 per annum

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

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	17'10"
Internal Width	16'3" (max)
Shop & Built Depth	39'11"
First Floor Store	
Area	Approx. 165 sq ft
Kitchenette & WC	
Second Floor Store	
Area	Approx. 285 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition – no schedule in evidence) to **Mr & Mrs K Phillips as a Card Shop** for a term of 4 years from 25th March 2016 at a current rent of **£15,000 per annum** exclusive.

Tenant's Break March 2019 (see Note)

Note: The tenants did not operate their 2017 and 2018 Break Clauses.

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 880
Ref: Ms Jacqui Hesketh - Email: jacqui.hesketh@mcp-law.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