

6 WEEK COMPLETION



SITUATION

Located within this established shopping parade just north of the town centre, diagonally opposite a **Tesco Express**, nearby a **Greggs**, a branch of **The WestBrom** and a **Betfred** as well as a variety of local traders.

West Bromwich lies approx. 5 miles north-west of Birmingham City Centre with excellent road links via the M5 (Junction 1) and M6 (Junction 9).

PROPERTY

A mid terrace building comprising **2 Intercommunicating Ground Floor Shops** with separate rear access to a **Self-Contained 2 Bed Flat** on the entire first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 150 & 170 (Ground Floor Shop & First Floor Flat)	<p>No. 150: Ground Floor Shop Gross Frontage 16'3" Internal Width 15'6" Shop Depth 43'5" Built Depth 59'8"</p> <p>No. 170: First Floor Flat¹ 2 Bedrooms, Living Room, Kitchen, Bathroom/WC</p>	Lloyds Pharmacy Limited (Having approx. 1,200 branches)	10 years from 9th November 2015	£11,600	FRI Rent Review & Tenant's Break 2020. Note: We understand the flat is currently sublet on an AST.
No. 152 (Ground Floor Shop)	Gross Frontage 16'0" Internal Width 15'7" Shop Depth 43'3" Built Depth 59'3" WC & Staff Kitchen	Lloyds Pharmacy Limited (Having approx. 1,200 branches)	10 years from 9th November 2015	£9,150	FRI Rent Review & Tenant's Break 2020.
TOTAL				£20,750	

¹ Not inspected by Barnett Ross

£20,750 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.

VENDOR'S SOLICITORS

Sherrards Solicitors – Tel: 01727 832 830
Ref: G. Lunnon – Email: gpl@sherrards.com

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