

COMPLETION 30TH JUNE 2018



SITUATION

Located in the town's main retailing thoroughfare, amongst such multiple retailers as **Boots, Lloyds Pharmacy, Betfred, Greggs, 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 the both the M6 (Junction 10) and the M54 (Junction 1).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** planned on the first and second floors. In addition, the property benefits from use of a rear service area.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The adjoining building comprising a vacant shop and 2 flats let on ASTs sold for £170,000 in March 2018.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 102 (Ground Floor Shop)	Gross Frontage 19'3" Internal Width 17'11" Shop & Built Depth 70'4" Sales Area Approx.770 sq ft WC	Armkandi Studio Limited (Photographic Studio)	3 years from 30th June 2017	£12,000 <i>(rising to £13,200 p.a. in June 2019)</i>	FRI Note 2: The Tenants did not exercise their 2018 Break Clause.
No. 104 (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	1 year from 29th March 2018	£4,980	AST £415 Rent Deposit held.
No. 114 (Second Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	Holding over	£3,840	AST £150 Rent Deposit held.
TOTAL				£20,820	

£20,820 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
Axiom Stone – Tel: 020 8951 6984
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.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