



SITUATION

Located at the junction with the A4031 amongst a variety of local traders and within close proximity to a **Premier Inn** as well as Kings Square and Queens Square Shopping Centres which include multiples such as **Superdrug, Card Factory, Iceland, Boots** and **Holland & Barrett**.

West Bromwich lies approx. 4½ miles north-west of Birmingham City Centre with excellent road links via the M5 (Junction 1) and M6 (Junction 8).

PROPERTY

A mid terrace building comprising a **Ground Floor Take-Away** with internal access to a **Basement Store** and separate rear access via Nicholls Street to **2 Self-Contained Flats** planned on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Take-Away	Gross Frontage 16'0" Internal Width 15'0" Shop Depth 28'10" Built Depth 56'2" WC	Mr T. Kirk (Jamaican Take-Away)	10 years from 1st January 2014 (In occupation since 2004)	£12,000	FRI by way of service charge (Law Society Lease)
First Floor Flat	1 Bedroom with Ensuite Shower/WC, Kitchen/Living Room	Individual	6 months from 16th May 2018	£6,517.86	AST £500 Rent Deposit held.
Second Floor Flat	1 Bedroom with Ensuite Shower/WC, Kitchen/Living Room	Individual	6 months from 3rd August 2018	£5,400	AST £675 Rent Deposit held.
				Total: £23,917.86	

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The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

Joint Auctioneers

Magon Commercial Ltd
Tel: 07539 446148 Ref: Neel Magon
Email: info@magon.co.uk

Vendor's Solicitors

QualitySolicitors Davisons
Tel: 0121 685 1234 Ref: John Monington
Email: j.monington@qsdavisons.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page