



SITUATION

Located at the junction with Bromley Lane and Lapwood Avenue within this established parade which includes a **Spar Supermarket** serving the surrounding residential area.

Kingswinford lies close to the A491 approximately 4 miles west of Dudley and 12 miles west of Birmingham city centre with easy access to the M5 (Junction 2).

PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away (A5 Use)** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Garage** and use of a front shoppers' car park and rear service area.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	17'11"
Internal Width	17'0"
Shop Depth	18'1"
Built Depth	43'3"
WC	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Dining Room/Office, Bathroom/WC
(GIA Approx. 655 sq ft)

Plus Garage

VAT is applicable on 80% of the purchase price of this Lot

TENURE

Leasehold for a term of 2,000 years from 25th March 1988 at a Peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **T. C. Cheung as a Chinese Take-Away** for a term of 20 years from 24th June 2011 at a current rent of **£10,650 per annum** exclusive.

Rent Reviews June 2016 (not yet actioned) and 5 yearly.

Note: There is a £5,325 Rent Deposit held.



£10,650 per annum

The Surveyors dealing with this property are
John Barnett and Joshua Platt

Vendor's Solicitors

ISC Lawyers

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michaelconlon@isclawyers.co.uk

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