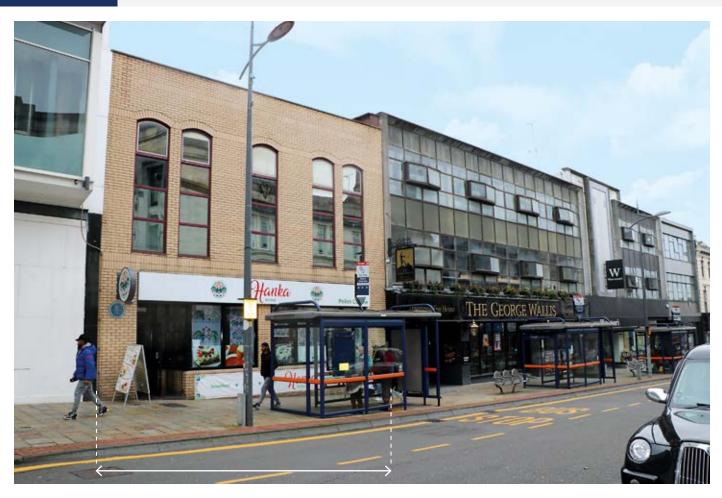
# Lot 18

10 Victoria Street, Wolverhampton, West Midlands WV1 3NP



# SITUATION

Occupying a busy trading position in this city centre retail thoroughfare, opposite Beatties and amongst such multiples as Betfred, British Heart Foundation, Oxfam, Slug & Lettuce, Waterstones, HSBC and many more. In addition, the property is adjacent to the rear entrance to the Mander Centre Shopping Precinct, which also hosts a variety of established retailers including Matalan and Debenhams.

The City of Wolverhampton is located approximately 12 miles northwest of Birmingham city centre and enjoys good road links via the M6 (Junction 10) and M54 (Junction 2).

#### PROPERTY

A mid-terraced building comprising a Ground Floor Restaurant with internal access to Ancillary Accommodation at first floor level. In addition, there is a Deed of Grant that enables the property to use a communal service area in the basement of the adjoining Mander Centre Shopping Precinct for the purposes of loading/unloading (refer to Legal Pack).

## VAT is applicable to this Lot

### FREEHOLD

#### **TENANCY**

The entire property is let on a full repairing and insuring lease to D. A. Pawelski as a Polish Restaurant for a term of 5 years from 1st February 2019 at a current rent of **£16,000 per annum** exclusive.

# Tenant's Break 2022



#### ACCOMMODATION

#### Ground Floor Restaurant (68 Covers)

**Gross Frontage** Internal Width Shop & Built Depth Area **Disabled WC First Floor Ancillary** Area Male & Female WCs

# **Total Area**

<sup>1</sup>Area from VOA

33'11" 28'8" (max) 66'10" Approx. 1,515 sq ft

Approx .1,060 sq ft1

# Approx. 2,575 sq ft

#### Vendor's Solicitors

FBC Manby Bowdler Solicitors Tel: 01902 578 085 Ref: David Grove Email: d.grove@fbcmb.co.uk



The Surveyors dealing with this property are Zac Morrow and Joshua Platt

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

zessful Buyer will be liable to pay the Auctioneers an administration fee of Ω850 (including VAT) upon exchange of contracts \*Refer to points 9 and 10 in the 'Notice to all Bidders' page