



## 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 north-west 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**



The Property

## ACCOMMODATION

### Ground Floor Restaurant (68 Covers)

Gross Frontage	33'11"
Internal Width	28'8" (max)
Shop & Built Depth	66'10"
Area	Approx. 1,515 sq ft

Disabled WC

### First Floor Ancillary

Area	Approx. 1,060 sq ft <sup>1</sup>
Male & Female WCs	

### Total Area

**Approx. 2,575 sq ft**

<sup>1</sup>Area from VOA

**£16,000** per annum

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

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 £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## Vendor's Solicitors

FBC Manby Bowdler Solicitors  
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