



SITUATION

Occupying a prominent corner position at the junction with Dudley Road and High Street, amongst such multiples as **Lloyds Pharmacy** and **William Hill** and a host of local traders as well as being a short walk from Lye Railway Station. Lye is situated approx. 2 miles east of Stourbridge and approx. 10 miles west of Birmingham.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from the use of a Rear Service Yard.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.5 (Ground Floor Shop)	Gross Frontage Return Frontage Internal Width Shop Depth Built Depth 2 WCs	T. Akhtar (D'Luxe Desserts)	5 years from 26th April 2019	£8,500	FRI
No. 5b (First & Second Floor Flat)	Not inspected	Greg Plotnek Limited	125 years from 12th May 2017	£150	FRI Rent rises by £150 every 25 years.
				Total: £8,650	

£8,650 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Burnetts Solicitors

Tel: 01228 552 222 Ref: Rebecca Davidson

Email: rd@burnetts.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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page