



SITUATION

Located close to the junction with Aston Lane, near to a branch of **Subway**, a large **Tesco Superstore**, and just a few hundred yards to **Villa Park Football Stadium** and Witton Train Station, all serving the surrounding residential population.

Aston lies approx. 3 miles to the north of Birmingham city centre and benefits from good road access being within close proximity to the M6 (Junction 6).

PROPERTY

An end of terrace building comprising a **Ground Floor Betting Shop** together with a **First Floor** (which currently has no access).

ACCOMMODATION

Ground Floor Betting Shop

Gross Frontage	30'1"
Internal Width	23'6" (max)
Shop Depth	47'4"
Built Depth	57'8"
3 WCs	

First Floor – Not inspected.
(Currently no access.)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **William Hill Organization Limited (T/O for Y/E 29/12/20 £349.5m, Pre-Tax Profit £188.1m and Shareholders' Funds £430.6m)** for a term of 10 years from 12th December 2012 at a current rent of **£6,250 per annum** exclusive.

£6,250 per annum

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

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Greene & Greene
Tel: 01284 717 450 Ref: Julia Cardy
Email: juliacardy@greene-greene.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Internal photo of betting shop

