



SITUATION

Located close to the junction with Hall Green Road within this established shopping parade just north of the town centre, opposite a branch of the **West Brom Building Society**, diagonally opposite a **Tesco Express**, adjacent to **Greggs** and nearby a **Post Office** and **One Stop** as well as a variety of local traders.

West Bromwich lies approx. 5 miles north-west of Birmingham City Centre with excellent road links via the M5 (Junction 1) and M6 (Junction 9).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** (see Note 1). The property benefits from the use of a service area at the rear for deliveries.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'6"
Shop & Built Depth	60'3"
Area	Approx. 860 sq ft
2 WCs	

VAT is NOT applicable to this Lot

FREEHOLD (Ground Floor Only)



TENANCY

The property is let on an internal repairing (plus shop front) and insuring lease to **G. Timmins as a Blinds Retailer** for a term of 10 years from 13th November 2018 (**renewal of a previous lease – in occupation since 2013**) at a current rent of **£10,000 per annum** exclusive.

Note 1: The first floor of the property is not included as it is owned by a separate Freeholder - see Clause 24 in the Tenant's lease regarding a Break Clause.

Note 2: There is a £1,666.66 Rent Deposit held.

£10,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Sherrards
Tel: 01727 832 830 Ref: Gregory Lunnion
Email: gpl@sherrards.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**