



SITUATION

Located near to the junction with Marsh Lane and Three Tuns Lane and amongst such multiples as **William Hill**, **Greggs**, **Sue Ryder**, **Pizza Hut** and **Scrivens**. The property is situated approx. 2½ miles north of Wolverhampton town centre.

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 semi-detached building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property includes a front forecourt for parking 1 car and there is shared access to a rear car parking area.

[Refer to the Auctioneers for the video tour of the Flat.](#)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 17'3" Shop & Built Depth 39'9" WC	K. McCalla (Barbers)	10 years from 1st April 2018	£9,000	Insuring & Repairing (Law Society Lease) Rent Review April 2023 (Not yet actioned)
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 549 sq ft	Individual	6 months from 5th December 2015	£7,500	AST. Holding Over. £386 Rent Deposit held.
				Total: £16,500	

£16,500 per annum

The Surveyors dealing with this property are
Steven Grossman and **Rocco Kay**

Vendor's Solicitors

Burnetts

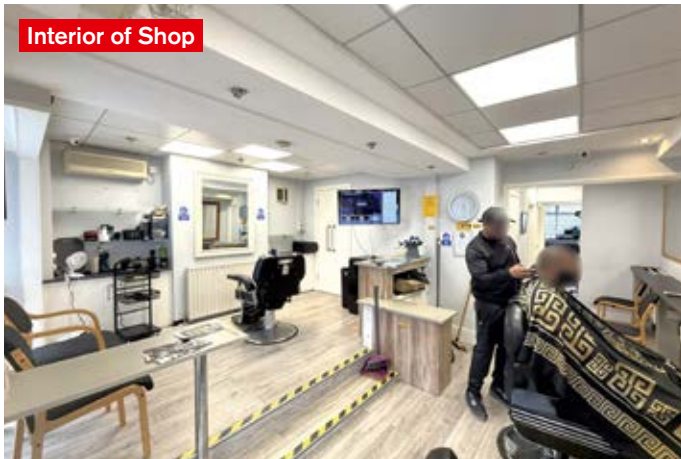
Tel: 01228 587 248 Ref: Samantha Cawley

Email: sca@burnetts.co.uk

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'



The Property



Interior of Shop



Rear of Property

