



SITUATION

Located close to the junction with Wolverhampton Road in the heart of this affluent village in this well established parade and near to **Greggs**, **Nationwide** and a variety of independent retailers. Codsall Rail Station is just approx. 350 yards distant providing services to Wolverhampton and Birmingham. Codsall is an attractive and popular village situated approximately 5 miles north-west of Wolverhampton City Centre.

PROPERTY

Forming part of a large modern detached building comprising **3 Ground Floor Shops**.

VAT is NOT applicable to this Lot

TENURE

- No. 11:** Leasehold for a term of 999 years from completion at a peppercorn ground rent.
- No. 12:** Leasehold for a term of 999 years from completion at a peppercorn ground rent.
- No. 14:** Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 11	Ground Floor Shop Area Approx. 1,266 sq ft WC	The Midcounties Co-operative Funeral Limited (Having over 160 Funeral branches – visit: www.centralcoop.co.uk/funeralcare)	10 years from 5th November 2021	£16,500	FRI Rent Review & Tenant's Break November 2026. Vendor's ERV approx. £25,000 p.a.
No. 12	Ground Floor Shop Area Approx. 1,091 sq ft WC	The Midcounties Co-op Travel Ltd	5 years from 26th September 2025 (In occupation for a number of years)	£20,500	FRI
No. 14	Ground Floor Shop Area Approx. 995 sq ft WC	Kenmare Estates Limited (a subsidiary of the Midcounties Co-operative Limited) (t/a Post Office) (Having 70 branches)	1 year from 26th September 2025 (excl. S24-28 of L&T Act 1954) (In occupation for a number of years)	£19,000	FRI
				Total: £56,000	

¹Not inspected by Barnett Ross.
Areas provided by Vendor.



£56,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Bude Nathan Iwanier LLP

Tel: 020 8458 5656 Ref: Booky Dubiner

Email: bd@bnllaw.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'**