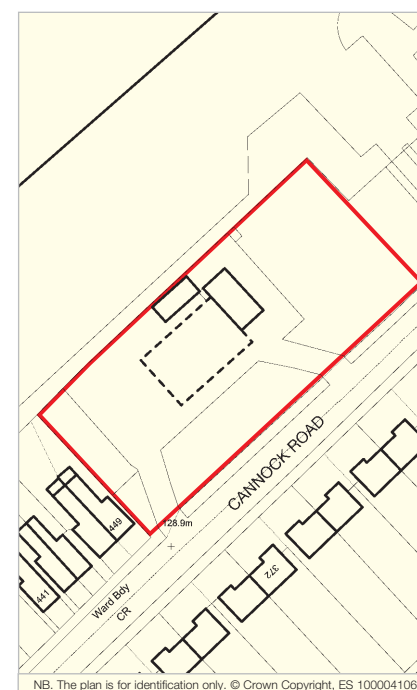


Wolverhampton 451-473 Cannock Road West Midlands WV10 0RA

- **Freehold Petrol Filling Station Investment**
- Let to Total UK Ltd
- Lease expires 2019
- Site area 0.3 hectares (0.76 acres)
- Current Rent Reserved
£126,066 pa
Fixed Increase to
£153,379 pa in 2015

**SIX WEEK COMPLETION
AVAILABLE**



NB. The photograph is for identification only.

Tenure

Freehold.

Location

Wolverhampton is an established West Midland city situated 16 miles north-west of Birmingham city centre. Junction 10 of the M6 is accessible via the A454 which provides access to the national motorway network.

The property occupies a prominent position on the A460 (Cannock Road) which serves as one of the main arterial routes into the city centre with the M54 which lies 2½ miles to the north. The property is located on the northern side of the A460 close to its junction with Victoria Road 1½ miles to the north-east of the town centre.

Description

The property comprises a single storey petrol forecourt with four dispensing pumps under a canopy. A drive-thru car wash is located to the rear of the site which is tarmacadam surfaced with concrete hardstanding.

The property provides the following accommodation and dimensions:

Forecourt Convenience Store 81.3 sq m (875 sq ft)
Site Area 0.30 Hectares (0.76 Acres)

Tenancy

The entire property is at present let to TOTAL UK LTD for a term of 24 years from 6th October 1995 at a current rent of £126,066 per annum, exclusive of rates. The lease is subject to a fixed rental increase in 2015 to £153,379 per annum and contains full repairing and insuring covenants. The tenants are not in occupation.

Tenant Information

Website Address: www.total.co.uk

The ultimate holding company of Total UK Ltd is TOTAL S.A.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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