

West Bromwich

92 High Street West Midlands B70 6JW

- **Freehold Vacant Takeaway Restaurant and Residential Property**
- Includes two bedroom flat above
- High Street location
- May suit owner occupier or investor

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

West Bromwich, with a population of 146,000, is a retail and commercial town located some 5 miles to the north-west of Birmingham and forming part of the West Midlands conurbation. Junction 1 of the M5 motorway is located half a mile from the town.

Vacant

The property is situated on the west side of High Street, close to the junction with Overend Street and to the north of Trinity Way (A4031). Occupiers close by include a wide variety of local traders.

Description

The property is arranged on ground and one upper floor to provide a vacant takeaway restaurant with ancillary accommodation to the rear on the ground floor, together with a flat on the first floor which is accessed from stairs from a central hallway. The flat comprises three rooms, kitchen and bathroom. The property benefits from a gated entry to right hand side of shop providing access to rear garden and further outbuildings. The side gate is also used by the adjoining property (No. 94).

The property provides the following accommodation and dimensions:

Gross Frontage	5.45 m	(17' 10")
Net Frontage	3.65 m	(11' 11")
Shop Depth	7.65 m	(25' 20")
Built Depth	27.25 m	(89' 50")

First Floor Flat comprising Three Rooms, Kitchen and Bathroom

Seller's Solicitor

Richard Brearley, Walker Morris.
Tel: 0113 283 2500 Fax: 0113 245 9412.
E-mail: richard.brearley@walkermorris.co.uk



Tenancy

The property is to be offered Vacant.

VAT

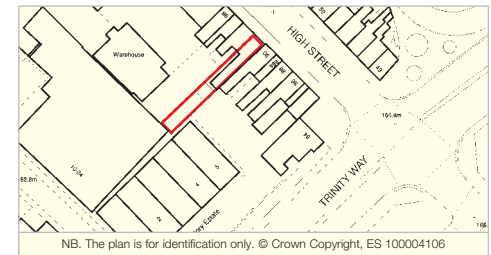
Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Merthyr Tydfil

102-103 High Street Mid Glamorgan CF47 8AP

- **Freehold Ground Rent Investment**
- Town centre location
- Let to JD Wetherspoon Plc
- Reversion 2033

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Merthyr Tydfil has a population of approximately 40,000 and is located 22 miles north of Cardiff and 26 miles north-east of Swansea. The town lies at the junctions of the A465 and A470, the latter providing access to Cardiff and Junction 32 of the M4 motorway. The property is situated in the centre of Merthyr Tydfil on the High Street, north of the pedestrianised section. Occupiers close by include The Central Library, Lloyds TSB and numerous local traders.

Current Rent Reserved £270 pa

Description

The property comprises a public house. The property was not inspected internally by Allsop.

The property provides the following accommodation and dimensions:

Site Area	425.8 sq m	(4,583 sq ft)
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Tenancy

The entire property is at present let to J D WETHERSPOON PLC for a term of 64 years from 1st August 1969 at a current rent of £270 per annum, exclusive of rates. The lease contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Seller's Solicitor

Amy Allen, Dundas & Wilson LLP.
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Photos taken in October 2012

Energy Performance Certificate

EPC Rating 160 Band G (Copy available on website).