

Cannock
22/28 North Street
Bridgtown
Staffordshire
WS11 0BA

- Freehold Shop and Residential Investment
- Comprising two double fronted shops and two self-contained flats
- Located within a predominantly residential area
- Shop Rent Reviews linked to RPI
- Total Current Rents Reserved **£19,852 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Cannock has a resident population of approximately 60,000 and is located approximately 18 miles north of Birmingham, 9 miles west of Lichfield and 8 miles north-east of Wolverhampton. The area benefits from good road communications with the M6 motorway (Junction 11) situated approximately 3 miles to the south-west via the A460. The property is situated in Bridgtown, a predominantly residential area to the south of Cannock town centre, on North Street, at its junction with Church Street. Occupiers close by include a wide range of local traders.

Description

The property is arranged on ground and one upper floor to provide two double fronted shops with two self-contained flats above. Flat 22A is accessed via the side of the property while Flat 28A is reached via a walkway next to Unit 26-28. There is a rear yard providing further access to flats and additional storage.

VAT

VAT is applicable to part of this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to viewings@allso.co.uk In the subject box of your e-mail, please ensure that you enter

Lot 174 Cannock.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22-24 Ground Floor	Andrew and Lisa Mousley (t/a Dry Cleaners)	Gross Frontage 12.20 m Display Frontage 10.70 m Return Frontage 2.00 m Max Shop Depth 6.20 m Built Depth 16.65 m	(40' 0") (35' 2") (6' 6") (20' 4") (54' 7") 3 years from 01.08.2012 Annual upward only RPI linked reviews IR & I Tenant options to determine on 31.07.2013 and 31.07.2014	£6,500 p.a.	Rent Review 2013 Linked to RPI
22A First Floor	An Individual	First Floor Flat comprising Three Rooms, Kitchen, Shower/WC (1)	6 month Assured Shorthold Tenancy from 15.11.2011	£4,680 p.a.	Holding Over
26-28 Ground Floor	Samantha Collett (t/a Whimsical)	Gross Frontage 9.90 m Net Frontage 6.95 m Shop Depth 4.80 m Built Depth 8.25 m	(32' 6") (22' 9") (15' 9") (27' 1") 3 years from 01.05.2012 Annual upward only RPI linked reviews Tenant option to determine 30.09.2013 IR & I	£3,800 p.a.	Reversion 2015 Linked to RPI
28A First Floor	Two Individuals	First Floor Flat comprising Three Rooms, Kitchen, WC (1)	Assured Shorthold Tenancy expiring 24.07.07	£4,872 p.a.	Holding Over

(1) Not inspected by Allsop. Accommodation details provided by the Vendor.

Total £19,852 p.a.

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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