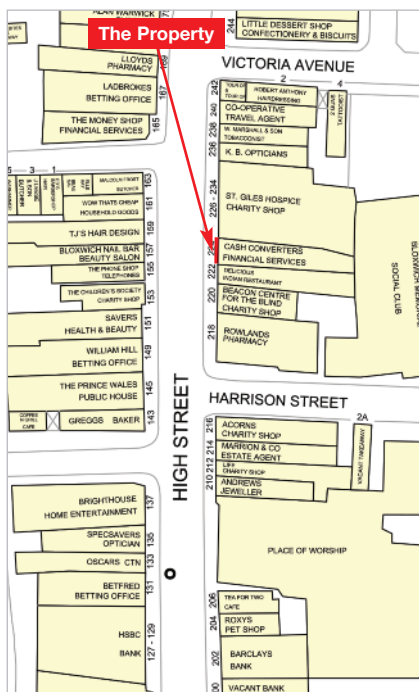


Bloxwich 224 High Street West Midlands WS3 3LQ

- **Freehold Shop Investment**
- Town centre location
- Let until 2025 without break
- Trading as Cash Converters
- Rent Review 2020
- Future residential potential of upper parts (1)
- No VAT applicable
- Current Rent Reserved
£16,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Bloxwich is located on the A4124 just off the main A34, 5 miles east of Wolverhampton and 12 miles north of Birmingham. Bloxwich benefits from easy access to Junction 10 of the M6, accessed via the A34. The property is situated on the east side of High Street, between its junctions with Victoria Avenue and Harrison Street. Occupiers close by include Savers, William Hill, Greggs, Co-op Travel, BrightHouse, Specsavers, Betfred, HSBC, Lloyds Bank, Ladbrokes and Lloyds Pharmacy, amongst others. Bloxwich Rail Station is also some 500m to the west of the property.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary storage to the rear. The upper floors comprise ancillary storage and office accommodation. Externally, the property benefits from a rear garden.

The property provides the following accommodation and dimensions:

Gross Frontage	6.14 m	(20' 2")
Net Frontage	4.57 m	(14' 11")
Shop Depth	8.95 m	(29' 4")
Built Depth	13.35 m	(43' 9")
Ground Floor	43.13 sq m	(464 sq ft)
First Floor	40.38 sq m	(435 sq ft)
Second Floor	39.97 sq m	(430 sq ft)
Total	123.48 sq m	(1,329 sq ft)

Tenancy

The entire property is at present let to ROBSCO SOLUTIONS LIMITED for a term of 10 years from 21st January 2015 at a current rent of £16,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Robsko Solutions Limited is a franchise of Cash Converters. Website Address: www.cashconverters.co.uk

Planning (1)

The upper floors may lend themselves to future residential conversion subject to the existing lease and obtaining the necessary consents. All enquiries should be made with the Local Authority.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.