



Tenure

Freehold.

Location

Cannock has a resident population of approximately 60,000 and is 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) approximately 3 miles to the south-west via the A460. The properties are situated in the town centre on Walsall Road (A34), close to its junction with Avon Road (A4601). Occupiers close by include Yorkshire Bank, Lloyds TSB, Iceland and Poundland.

Description

The properties are arranged on basement, ground and one upper floor to provide 3 shops (one of which is triple fronted) with 6 flats above, access to which is via the rear of the property with the exception of 14A which is assessed from Walsall Road.

VAT

VAT is not applicable to Lot 129. VAT is applicable to Lot 130 (commercial element only).

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
129	14-18 Walsall Road	Vacant	Gross Frontage	15.30 m	(50' 3")		-	
			Net Frontage	11.50 m	(37' 8")			
			Shop Depth	9.95 m	(32' 8")			
			Built Depth	16.20 m	(53' 2")			
			Basement	48.63 sq m	(523 sq ft)			
			Ground Floor Sales	84 sq m	(904 sq ft)			
	14A Walsall Road (2)	An Individual	First Floor Flat comprising 2 Rooms, Kitchen and Bathroom			6 month Assured Shorthold Tenancy from 24th January 2013	£4,200 p.a.	Reversion 2013
	14B Walsall Road	An Individual	Ground Floor Flat comprising 2 Rooms, Kitchen and Bathroom			6 month Assured Shorthold Tenancy from 16th March 2013	£4,320 p.a.	Reversion 2013
	16A Walsall Road	An Individual	First Floor Flat comprising 2 Rooms, Kitchen and Bathroom			6 month Assured Shorthold Tenancy from 19th April 2013	£4,200 p.a.	Reversion 2013
	18A Walsall Road (2)	An Individual	First Floor Flat comprising 2 Rooms, Kitchen and Bathroom			6 month Assured Shorthold Tenancy from 15th October 2009	£4,200 p.a.	Holding Over
Total Lot 129 £16,920 p.a.								
130	20 Walsall Road	Miss Thi Thu Huong Huynh (t/a Posh Nails)	Gross Frontage	4.35 m	(14' 3")	3 years from 5th May 2012 Tenant option to determine every 6 months (1)	£5,000 p.a.	Reversion 2015
			Net Frontage	3.60 m	(11' 9")			
			Shop Depth	8.40 m	(27' 6")			
			Built Depth	12.90 m	(42' 4")			
			Ground Floor	45.90 sq m	(494 sq ft)			
	22 Walsall Road	Sarah Louise Davies (t/a D'Core Hairdressers)	Gross Frontage	4.20 m	(13' 9")	3 years from 1st July 2012 Tenant option to determine every 6 months (1)	£5,000 p.a.	Reversion 2015
			Net Frontage	3.35 m	(10' 11")			
			Shop Depth	8.70 m	(28' 6")			
			Built Depth	13.00 m	(42' 8")			
			Ground Floor	35.20 sq m	(379 sq ft)			
	20B Walsall Road (2)	An Individual	First Floor Flat comprising 2 Rooms, Kitchen and Bathroom			6 month Assured Shorthold Tenancy from 1st September 2010	£4,200 p.a.	Holding Over
	22A Walsall Road (2)	An Individual	First Floor Flat comprising 2 Rooms, Kitchen and Bathroom			6 month Assured Shorthold Tenancy from 21st November 2009	£4,200 p.a.	Holding Over

(1) Excluded from the Landlord and Tenant Act 1954. Qualified internal repairing and insuring obligations Please refer to lease for further details.

(2) Not inspected by Allisop. Details provided by Vendor.

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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Cannock

14-18 and 20-22 Walsall Road Staffordshire WS11 0HE

- **Freehold Shop and Residential Investment**
- Comprising 3 town centre shops and 6 flats
- To be offered as Two Separate Lots
- Shop Reversion from 2013
- Total Current Rents Reserved
£35,320 pa
Plus Vacant Possession of One Shop

SIX WEEK COMPLETION AVAILABLE

