



Tenure

Freehold.

Location

Willenhall, with a population of some 28,000, is located some 14 miles north-west of Birmingham city centre and some 4 miles east of Wolverhampton. The town lies to the north of the A454 Black Country Route, some 2 miles west of Junction 10 of the M6 Motorway. The property is situated within the heart of the pedestrianised town centre, close to the junction of Market Place with Stafford Street. Occupiers close by include Superdrug, Boots Chemist, Barclays, Ladbroke's and Betfred.

Description

The property is arranged on ground and one upper floor. The property comprises two shops and a self-contained flat above.

(1) The lot also includes the rear service area serving this property, also Nos 25 and 26 Market Place and Superdrug. The purchaser of this lot will be responsible for managing the service charge and maintenance of the yard area.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
27	Ricardo Sterling (t/a Gameteck Ltd) (2)	Frontage 3.75 m (12' 4") Depth 13.59 m (44' 7") Ground Floor Sales/Store 50.00 sq m (538 sq ft)	10 years from 01.05.2013 Rent review at 5th year Effectively FR & I	£8,000 p.a.	Rent Review 2018
28	Carol Lopez (t/a Ruffles Ladieswear) (3)	Frontage 3.28 m (10' 9") Depth 8.81 m (28' 10") Ground Floor Sales/Store 26.15 sq m (281 sq ft)	10 years from 25.03.2014 Rent review at 5th year Tenant's option to break 3rd (not exercised) and 5th year Effectively FR & I	£6,500 p.a.	
28A	Individual	First Floor – Two Bedroom Flat (GIA) 96.74 sq m (1,041 sq ft)	Assured Shorthold Tenancy from 18.07.2016	£5,700 p.a.	
Rear Service Yard (1)					

Areas and accommodation provided by the Joint Auctioneer.

(2) Gameteck is a gaming shop. www.gameteck.co.uk

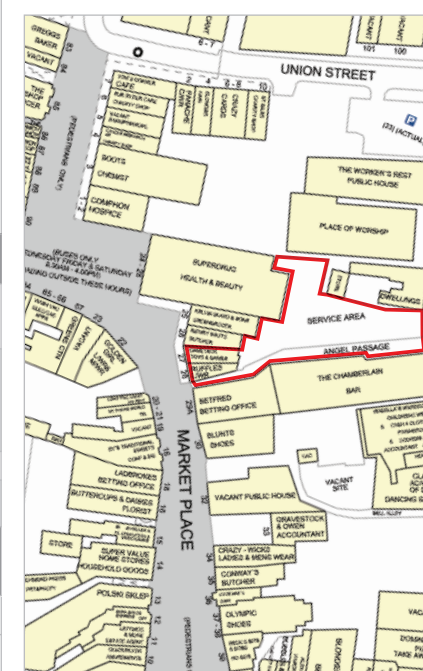
(3) We are advised by the Vendor that Carol Lopez (t/a Ruffles) has been in occupation for 7 years.

Total £20,200 p.a.

Willenhall 27, 28 and 28A Market Place West Midlands WV13 2AA

- Freehold Shop and Residential Investment
- Comprises two shops and a self-contained flat
- Pedestrianised town centre location
- VAT is not applicable
- Rent Reviews from 2018
- Total Current Rents Reserved
£20,200 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.

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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