

## Lot 13

# 40 Upper Lichfield Street, Willenhall WV13 1PF GUIDE PRICE: £370,000



## COMMERCIAL INVESTMENT PROPERTY

This freehold commercial investment consists of a William Hill Bookmakers with Arena Gym above. The ground floor is let at £16,500 pa on a lease that runs until 13/03/26. The upper parts are let until 23/03/31 at £14,000pa, thus a total rental income from long established tenants of £30,500. The property is sold with the benefit of this income and will therefore be of interest to investment buyers. Willenhall is a popular town in the Midlands and Upper Lichfield is situated close to the B4464 Walsall Road. The accommodation is over three floors with the gym occupying the upper floors.

### ACCOMMODATION

William Hill on Ground Floor  
Arena Gym on 1st & 2nd Floor

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Walsall Council 01922 65000

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN