

# AUCTION EVENT

1A Salisbury Street,  
Wednesbury WS10 8BQ

Thursday 24<sup>th</sup> April 2025



- **Commercial Premises**
- **Single Storey**
- **Previously used as cafe**
- **EPC Rating: Awaiting**
- **GIA – 44.35 sq m (477 sq ft)**

## DESCRIPTION

This property comprises of a single storey lockup shop of brick construction with a slate roof tile covering.

It benefits from mains gas, electricity, water and drainage. The property was last used as a café where the kitchen area is separated from the seating area by a partition wall. The premises also benefits from a W/C and on-street car parking.

## TENURE

Freehold. Vacant possession upon completion.

## AUCTION DETAILS

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

## GUIDE PRICE

**£59,500** + plus fees.

## AUCTION DEPOSIT AND FEES

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of **£6,000** inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

## ADDITIONAL INFORMATION

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

## GUIDE PRICE & RESERVE PRICE

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

SUBJECT TO CONTRACT



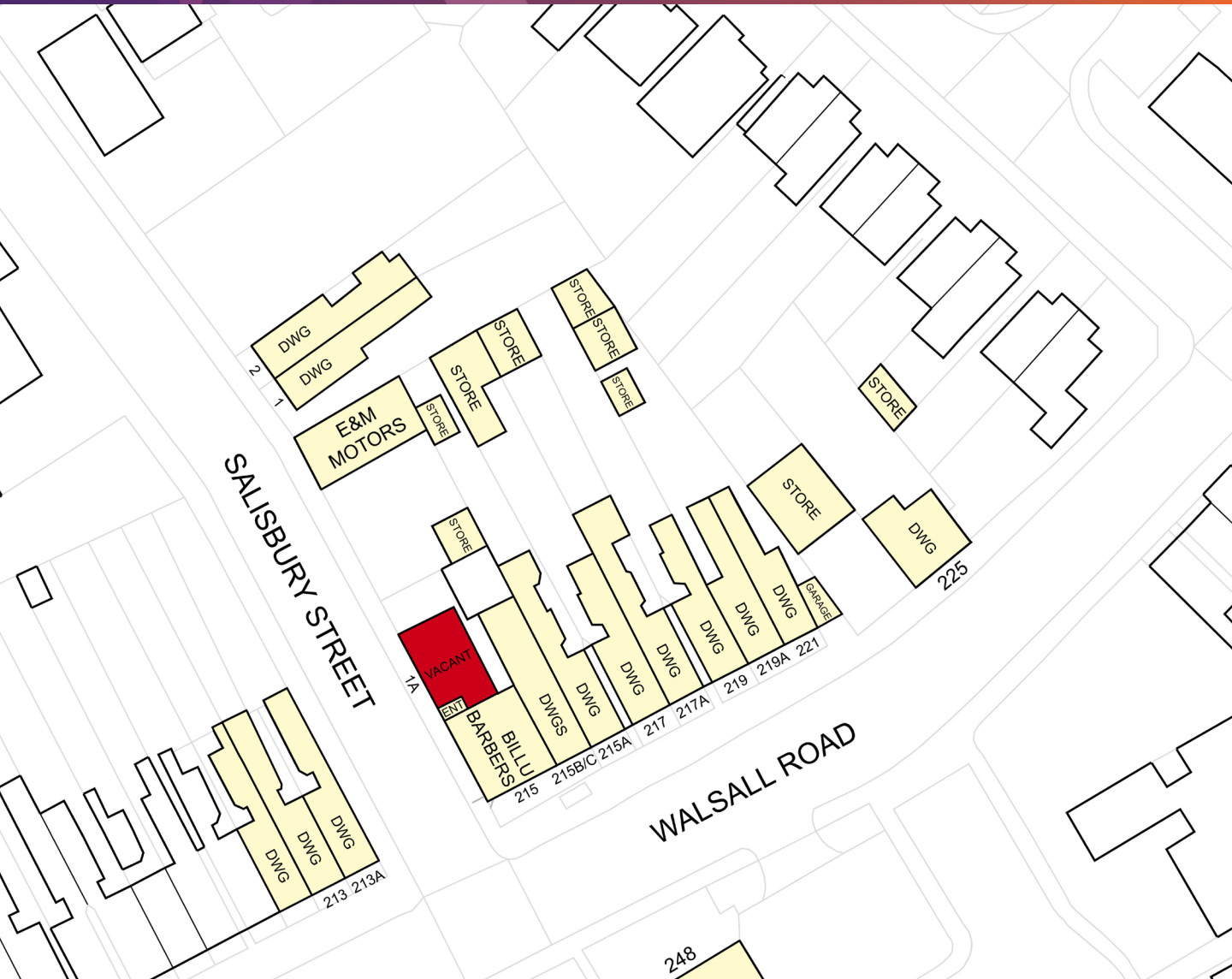
**CREATIVE RETAIL**  
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