

Halesowen

49-63 High Street
Dudley
West Midlands
B63 3BG

- Freehold Retail Parade Investment
- Town centre location
- Comprises eight retail units plus advertising hoarding
- Asset management opportunity
- Total Current Rents Reserved
£108,825 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Halesowen, with a population of 57,000, is situated some 7 miles west of Birmingham city centre and forms part of the West Midlands conurbation. The town is served by the A456 dual carriageway and the A458, both of which provide a rapid link to the M5 Motorway (Junction 3) 2 miles away. The property is located on the east side of High Street, between its junctions with Church Street and the pedestrianised High Street. Occupiers close by include Halifax, British Heart Foundation, Subway, Boots, BrightHouse, and Cex, amongst many local traders. The property is also some 200m from the Cornbow Shopping Centre, which houses Peacocks, Holland & Barrett, New Look, Shoe Zone and Clarks, amongst others.

Description

The property is arranged on ground and one upper floor to provide eight ground floor shops with first floor ancillary accommodation accessed from the rear. The property benefits from a rear access road and advertising hoarding on the flank wall of no 49.

VAT

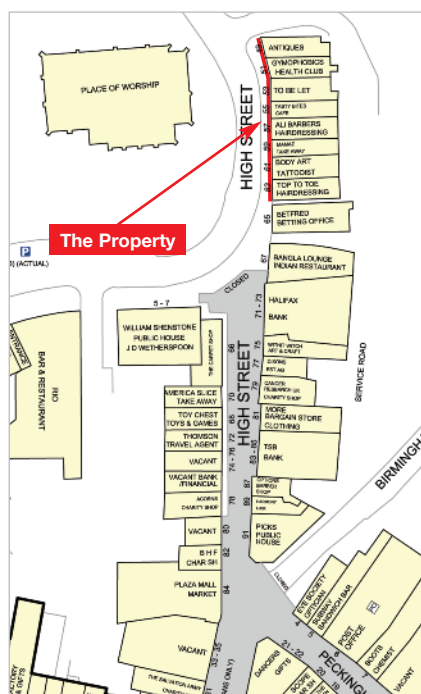
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Ratings 63-104 Bands C-E (Copy available on website).



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 49	Rethink Resources Ltd	Ground Floor	70.45 sq m	(758 sq ft)	5 years from 04.11.2016 (3) A rent deposit of £4,200 is held. FR & I	£14,000 p.a.	Reversion 2021
Unit 51	Vendor's guarantee (1)	Ground Floor	78.20 sq m	(842 sq ft)	1 year from completion (1)	£14,000 p.a. (1)	Reversion 2019 (1)
Unit 53	HT1 Ltd (2)	Ground Floor (5) First Floor (5)	75.00 sq m 38.00 sq m	(807 sq ft) (409 sq ft)	10 years from 06.02.2018 (4) Rent review every 5th year A rent deposit of £4,200 is held. FR & I	£14,000 p.a.	Rent Review 2023 Reversion 2028 (4)
Unit 55	Anna Marie McCarron	Ground Floor	68.15 sq m	(734 sq ft)	10 years from 27.10.2017 (4) Rent review every 5th year A rent deposit of £4,200 is held. FR & I	£14,000 p.a.	Rent Review 2022 Reversion 2027 (4)
Unit 57	Coffee Calling Ltd	Ground Floor	74.70 sq m	(804 sq ft)	10 years from 01.12.2017 (4) Rent review every 5th year A rent deposit of £4,200 is held. FR & I	£14,000 p.a.	Rent Review 2022 Reversion 2027 (4)
Unit 59	M Hussain & I Ilyas	Ground Floor (5) First Floor (5)	79.90 sq m 37.90 sq m	(860 sq ft) (408 sq ft)	10 years from 01.05.2016 Rent review every 5th year A rent deposit of £4,200 is held. FR & I	£14,000 p.a.	Rent Review 2021 Reversion 2026
Unit 61	Body Arts Studio (Halesowen) Ltd	Ground Floor	74.20 sq m	(799 sq ft)	10 years from 17.01.2011 Rent review 17.06.2016 A rent deposit of £2,507 is held. FR & I	£14,000 p.a.	Reversion 2021
Unit 63	Rebecca Tranter	Ground Floor (5) First Floor (5)	77.40 sq m 37.80 sq m	(833 sq ft) (407 sq ft)	10 years from 17.09.2014 Rent review every 5th year A rent deposit of £2,507 is held. FR & I	£10,000 p.a.	Rent Review 2019 Reversion 2024
Advertising Hoarding/Billboard	Town & Country Posters				5 years from 17.03.2009 Can be determined with 12 months' notice	£825 p.a.	
		Total	907.95 sq m	(9,773 sq ft)			
						Total £108,825 p.a.	

(1) We understand the sellers have interest in this unit at £14,000 per annum which they are looking to convert, subject to agreeing final heads of terms and contract. Further information is available via the Auctioneers. The letting agents are Michael Johnson & Co.

(2) Tenant still yet to occupy and fit out the premises as lease only recently completed.

(3) Option to break in the 3rd year.

(4) Option to break in the 5th year.

(5) Not inspected by Allsop. Floor areas (including staff WCs) taken from VOA website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Holly Smith, Pinsent Masons. Tel: 0121 623 8680 e-mail: holly.smith@pinsentmasons.com

