

Dudley 32 High Street West Midlands DY1 1PJ

- **Freehold Shop Investment**
- Pedestrianised town centre location fronting pedestrianised Market Place
- Let to Poundland Ltd until 2021
- Comprises 4,680 sq m (50,372 sq ft) of accommodation over four floors
- Current Rent Reserved
£117,600 pa



NB. The plan is for identification only.



Tenure

Freehold.

Location

Dudley, with a borough population in excess of 300,000, is situated 10 miles west of Birmingham city centre and approximately 6 miles south of Wolverhampton and forms part of the extensive West Midlands conurbation. The town is served by a number of major roads and is some 4 miles west of the M5 Motorway (Junction 2), which links with the M6 and M42 motorways.

The property is prominently situated fronting the south side of the recently redeveloped pedestrianised Market Place, in the heart of the town centre.

Occupiers close by include West Brom Building Society (adjacent), Shoe Zone, Boots, Santander, HSBC, Peacocks, River Island, Wilko, Superdrug and New Look, whilst the indoor market is adjacent and the open market is opposite.

Description

The property is arranged on basement, ground and two upper floors to provide a large ground floor shop with ancillary accommodation to the basement and upper floors. The property benefits from rear loading access via King Street.

The property provides the following accommodation and dimensions:

Basement	1,170 sq m	(12,593 sq ft)
Ground Floor	1,170 sq m	(12,593 sq ft)

First Floor	1,170 sq m	(12,593 sq ft)
Second Floor	1,170 sq m	(12,593 sq ft)
Total	4,680 sq m	(50,372 sq ft)

Tenancy

The entire property is at present let to POUNDLAND LTD for a term of 10 years from 30th April 2011 at a current rent of £117,600 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 700+.

Website Address: www.poundland.co.uk

For the year ended 27th March 2016, Poundland Ltd reported a turnover of £1.215bn, a pre-tax profit of £34.653m, shareholders' funds of £95.695m and a net worth of £20.520m.

(Source: Experian 19.09.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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