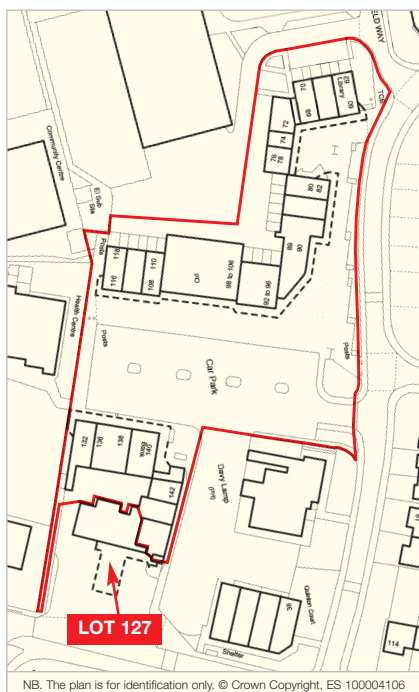


Great Wyrley Quinton Court Shopping Centre Wardler Lane Staffordshire WS6 6DY

- **Freehold Local Shopping Centre and Residential Investment**
- Comprises 33 shops, 17 flats and offices on a site of approximately 2.5 acres
- Ongoing Rent Reviews and Reversions from 2014
- Total Current Rents Reserved

£290,515 pa

**(Subject to New Lettings on Unit 37)
Includes Two Vacant Shops and Five Vacant Maisonettes**



Tenure
Freehold.

Location

Great Wyrley is located on the A34, 15 miles north of Birmingham and just to the south of Cannock and the M6 toll road, in South Staffordshire. The property comprises the town's local shopping centre and lies adjacent to a Co-op Supermarket.

Description

The property is arranged mainly on ground and two upper floors to provide a local centre with 33 shop units, some with residential accommodation above, some with offices and commercial areas. There is extensive parking on-site, which totals approximately 2.5 acres and includes 10 garages. The residential accommodation typically comprises three rooms, kitchen and bathroom over two floors. The site lies adjacent to a forecourt on Hilton Lane, being offered as Lot 127.

VAT

Buyers are referred to the Special Conditions of Sale to clarify the VAT position.

Documents

The legal pack will be available from the website www.allsop.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

Seller's Solicitor D Homburger Esq, Bude Nathan. Tel: 0208 458 5656 e-mail: dh@bnlaw.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1 & Flat	K Bertha Esq (t/a Wardles Bakery) (Assigned from Cooks the Bakery Ltd)	Ground Floor Shop First and Second Floor Residential – 4 Rooms, Kitchen & Bathroom	55.90 sq m (602 sq ft)	10 years from 29.09.2008 Rent review in 5th year	£12,500 p.a. Rent Review 2013
Unit 2	The Cats Whiskers (t/a Cats Whiskers Rescue)	Ground Floor Shop	55.90 sq m (602 sq ft)	5 years from 11.08.2009	£8,500 p.a. Reversion 2014
Unit 3 & Flat	P J Cooksey (t/a Quality Family Butchers)	Ground Floor First and Second Floor Residential – 4 Rooms, Kitchen & Bathroom	55.90 sq m (602 sq ft)	5 years from 07.04.2009 Tenant right to break on serving 6 months' notice	£10,250 p.a. Reversion 2014
Units 4, 5, 6 & 7	A F Blakemore & Son Ltd (t/a Spar)	Ground Floor	218.30 sq m (2,350 sq ft)	10 years from completion. Rent review in 5th year Tenant's break clause after 7 1/2 year	£29,500 p.a. Rent Review 2018
Unit 8 & Flat	C W & C K Tsang (t/a Hong Kong Takeaway)	Ground Floor First and Second Floor Residential – 4 Rooms, Kitchen & Bathroom	55.90 sq m (602 sq ft)	25 years from 17.06.2012 Rent review every 5th year	£11,750 p.a. Rent Review 2017
Unit 9 & Flat 94	Mr A & Mrs S Savva (t/a Wardles Lane Fish Bar)	Ground Floor Shop First and Second Floor Residential – 4 Rooms, Kitchen & Bathroom	55.90 sq m (602 sq ft)	20 years from 22.06.2009 Rent review every 5th year	£11,250 p.a. Rent Review 2014
Units 10, 11, 12	G S Kelcher Opticians	Ground Floor Shop	57.60 sq m (620 sq ft)	5 years from 01.02.2010	£16,500 p.a. Reversion 2015
Unit 13	D A Wilson (t/a Wilson Hair)	Ground Floor Shop	55.90 sq m (602 sq ft)	10 years from 11.02.2005 Rent review in 5th year	£10,500 p.a. Reversion 2015
Unit 14	D Gaunt (t/a Guv'nors Hairdresser)	Ground Floor Shop	58.80 sq m (633 sq ft)	7 years from 20.06.2012. Rent review 2017	£6,500 p.a. Rent Review 2017
Unit 15 & Garage	S Mosley (t/a S T Hardware & DIY)	Ground Floor Shop Garage	57.10 sq m (615 sq ft)	10 years from 19.05.2006 Rent review in 5th year	£7,500 p.a. Reversion 2016
Units 16 & 17	Ladbroskes Betting & Gaming Limited	Ground Floor Shop	62.20 sq m (670 sq ft)	10 years from 19.03.2009. Rent review in 5th year (2014 tenant break clause not taken up)	£9,400 p.a. Rent Review 2014
Unit 18	K Hutchinson	Ground Floor Shop	27.87 sq m (300 sq ft)	3 years from 15.10.2013. Tenant break option on 15.04.2013. 1 month rent free period from 15.02.2014 to 14.03.2014	£6,000 p.a. Reversion 2016
Unit 19	Vacant	Ground Floor Shop	79.00 sq m (850 sq ft)		–
Unit 20 & Flat	Vacant	Ground Floor Shop First and Second Floor Residential – 4 Rooms, Kitchen & Bathroom	55.90 sq m (602 sq ft)		–
Unit 21	Melissa Osborne and Sarah Bachelor (t/a Ososweets)	Ground Floor Shop	56.2 sq m (605 sq ft)	5 years from completion Rent rising yearly	£5,000 p.a. Year 2 – £6,000 p.a. Year 3 £7,008 p.a. Years 4 and 5 £8,000 p.a.
Unit 22	Staffordshire County Council t/a Library	Ground Floor	57.30 sq m (616 sq ft)	10 years from 12.12.2007. Rent review in 5th year.	£8,000 p.a. Rent Review 2012 outstanding
Unit 23	Sammie Jo Daley & Luke Robert Rollinson (t/a Bibbidi Bobbidi Boo Ltd)	Ground Floor Shop	55.90 sq m (602 sq ft)	3 years from 28.09.2012 Tenant right to break on serving 6 months' notice	£8,500 p.a. Reversion 2017
Units 24 & 25	Cornwells Chemist Limited	Ground Floor Shop	118.90 sq m (1,204 sq ft)	10 years from 11.04.2005	£18,000 p.a. Reversion 2015
Unit 26	NatWest Bank plc (2)	Ground Floor	118.50 sq m (1,200 sq ft)	25 years from 25.12.1989	£13,000 p.a. Reversion 2014
Unit 27	Rajwinder Kaur Litt t/a Quinton Balti Restaurant & Take Away	Ground Floor Shop	60.40 sq m (650 sq ft)	10 years from 25.12.2004	£8,000 p.a. Reversion 2014
Unit 27A	N Islam (t/a Quinton Balti Restaurant & Takeaway)	Ground Floor Shop	67.30 sq m (725 sq ft)	9 years from 25.03.2011. Rent review every 3rd year.	£8,000 p.a. Rent Review 2014
Unit 28	Mr David Richards (t/a Hairdressers)	Ground Floor	70.00 sq m (753 sq ft)	10 years from 25.03.2002. New lease under negotiation	£5,000 p.a. Holding Over
Units 36 & 39	Azid Miah & Abdul Motin (t/a The Wyrley Spice Balti & Tandoori)	Ground Floor Shop	175.20 sq m (1,886 sq ft)	3 years from 30.04.2004. Rent review every 5th year	£20,500 p.a. Rent Review 2014
Unit 37	Under Offer	Ground Floor Shop	89.20 sq m (961 sq ft)	3 years from completion	£8,500 p.a. (Subject to Contract)
Unit 38	Blockbuster	Ground Floor Shop	79.00 sq m (850 sq ft)	25 years from 09.06.1989	£8,000 p.a.
First Floor above Units 24 & 26)	Mr A & Mrs J McConnachie (t/a Martial Arts Centre)	First Floor Studio	247.50 sq m (2,664 sq ft)	3 years from 24.06.2011	£6,000 p.a. Reversion 2016
First Floor above Units 26 & 27	NatWest Bank plc (2)	First Floor – Two Flats	94.00 sq m (1,012 sq ft)	25 years from 25.12.1989	£5,125 p.a. Reversion 2014
Flat 86	Two Individuals	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom		Assured Shorthold Tenancy for 6 months from 19.07.2014	£4,740 p.a.
Flat 82 (above Unit 15)	Vacant (2)	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom		On market at £395 p.c.m.	
Flat 62 (above Unit 22)	Individual	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom		Assured Shorthold Tenancy for 12 months from 07.08.1999	£4,800 p.a. Holding Over
Flat 64	Miss Maxine Smith	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom		Assured Shorthold Tenancy for 6 months from 05.05.1999	£4,800 p.a. Holding Over
1/4 Wardler Lane (above Unit 2)	Louise Perkins & Adam Gardner	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom		Assured Shorthold Tenancy for 12 months from 01.01.2009	£4,740 p.a. Holding Over
Flats (above Units 4, 5, 6 & 7)	Vacant	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom			–
Flat 100	Two Individuals	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom		Assured Shorthold Tenancy for 12 months	£4,500 p.a.
Flat 102	Vacant	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom			–
Flat 104	Vacant	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom			–
Flat 106	Two Individuals	First and Second Floor Residential – 4 Rooms, Kitchen and Bathroom		Assured Shorthold Tenancy for 12 months	£5,160 p.a.
Rear Garages	Vacant	Ten Garages			

NB. All commercial lettings are subject to a service charge provision for repairs to the property, insurance, and maintenance of the common parts.
(1) For the year ending 30th April 2012, A F Blakenmore & Son Limited reported a turnover of £1.147 billion, a pre-tax profit of £9.273m, shareholders' funds of £67.199m and a net worth of £44.522m. (Source: riskdisk.com 04.11.2013)
(2) NatWest have offered a reverse premium of £50,000 to leave shop unit 26 and first floor above units 26 & 27.

Total £290,515 p.a.

