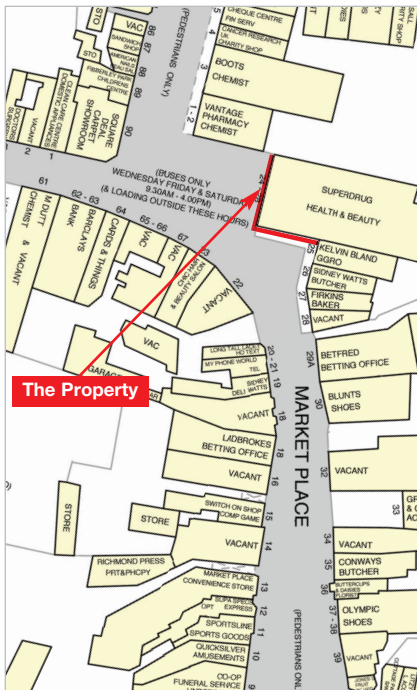


**Willenhall**  
**22/24 Market Place**  
**Birmingham**  
**West Midlands**  
**WV13 2AA**

- Well Located Freehold Shop Investment
- Let to Superdrug Stores plc on a lease expiring June 2019 (1)
- Prominent pedestrianised town centre location
- Rent Review 2014
- No VAT applicable
- Current Rent Reserved  
**£40,700 pa**



**Tenure**

Freehold.

**Location**

Willenhall is a densely populated suburb located approximately 14 miles north-west of Birmingham city centre and some 2½ miles east of Wolverhampton. The town lies to the north of the A454 some 4 miles west of Junction 10 of the M6 motorway.

The property is prominently situated in the heart of the pedestrianised town centre at the important junction of Stafford Street and Market Place.

Occupiers close by include Barclays, Greggs, Boots, Sue Ryder, Cancer Research and Ladbrokes. Furthermore, there is a street market that operates three times per week.

**Description**

The property is arranged on ground and one upper floor to provide a deep and regular ground floor shop unit with storage and staff accommodation on the first floor. A service area to the rear provides access to a loading bay and goods lift to the first floor. The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>16.10 m</b>	<b>(52' 10")</b>
<b>Net Frontage</b>	<b>5.75 m</b>	<b>(18' 10")</b>
<b>Return Frontage</b>	<b>12.00 m</b>	<b>(39' 40")</b>
<b>Shop Depth</b>	<b>28.00 m</b>	<b>(91' 10")</b>
<b>Built Depth</b>	<b>36.4 m</b>	<b>(119' 5")</b>
<b>Ground Floor Sales</b>	<b>429 sq m</b>	<b>(4,618 sq ft)</b>
<b>Ground Floor Storage</b>	<b>85 sq m</b>	<b>(915 sq ft)</b>
<b>First Floor</b>	<b>376 sq m</b>	<b>(4,047 sq ft)</b>
<b>Total</b>	<b>890 sq m</b>	<b>(9,580 sq ft)</b>

**Tenancy**

The entire property is at present let to SUPERDRUG STORES PLC for a term of 25 years from 22nd June 1989 at a current rent of £40,700 per annum, exclusive of rates. (1) The lease has been varied to extend the expiry date to June 2019. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**

No. of Branches: 704  
 Website Address: [www.superdrug.co.uk](http://www.superdrug.co.uk)  
 For the year ended 25th December 2010, Superdrug Stores plc reported a turnover of £1.05bn, a pre-tax profit of £9.3m and a net worth of £133.3m. (Source: ICC Information Ltd 29.02.12.)

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Viewings**

Viewings are by appointment only, please e-mail your request with full contact details including your phone number to [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk) In the subject box of your e-mail, please ensure that you enter **Lot 17 Willenhall**.

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** Tracey Edinboro-Wright, Dodd Lewis. Tel: 0208 852 1255 Fax: 0208 852 7531  
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