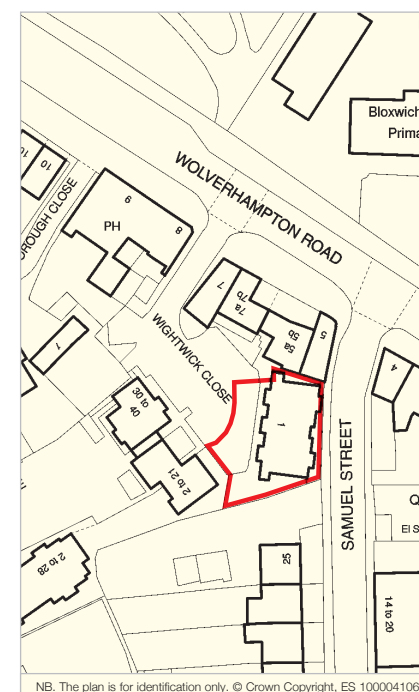


Bloxwich 1 Wightwick Close Walsall West Midlands WS3 2ET

- **Freehold Care Home Investment**
- Comprising a total of 316.30 sq m (3,405 sq ft)
- Let to an NHS Trust
- Potential residential conversion, subject to consent (1)
- No VAT applicable
- Reversion March 2019
- Current Rent Reserved
£104,960.61 pa⁽²⁾

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Bloxwich is located on the A4124 just off the main A34, 5 miles east of Wolverhampton and 12 miles north of Birmingham, and enjoys easy access to the M6 Motorway (Junction 10).

The property is situated on the east side of the Wightwick Close cul-de-sac, accessed via Wolverhampton Road a short distance from the town centre. The property benefits from access off Samuel Street via the gated garden.

Occupiers close by include Lloyds Pharmacy, Home Bargains, Iceland, Wilko, a number of care homes and community centres, and residential accommodation.

Description

The property is arranged on ground and one upper floor to provide a former care home. The property benefits from an enclosed garden to the side and car parking to the front of the property.

The property provides the following accommodation and dimensions:

Ground Floor	158.65 sq m	(1,708 sq ft)
First Floor	157.65 sq m	(1,697 sq ft)
Total	316.30 sq m	(3,405 sq ft)

Tenancy

The entire property is at present let to WALSALL COMMUNITY HEALTH NHS TRUST for a term of 24 years from 29th March 1995 at a current rent of £97,480.88 per annum (2). The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

(2) The 2016 rent review has been agreed at £104,960.61 per annum based on Halifax House Price Index. The Rent Review Memorandum will be signed prior to completion of the sale.

The tenant is not presently in occupation, although we understand that guardians presently live on site.

Tenant Information

Website Address: www.walsallhealthcare.nhs.uk

VAT

VAT is not applicable to this lot.

Planning (1)

The property may be suitable for residential conversion, subject to the necessary consents. All enquiries should be made via Walsall Council. Website Address: www.cms.walsall.gov.uk/planning

Documents

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