

Brownhills

53/53A High Street
Walsall
West Midlands
WS8 6HH

- **Freehold Shop Investment**
- Entirely let to Salvation Army Trading Company Limited until 2022
- Situated in an established neighbourhood parade
- Located between Costa and the Post Office
- No VAT applicable
- Current Rent Reserved
£20,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Brownhills has a population in excess of 18,000 and is located 5 miles north-east of Walsall and 12 miles north of Birmingham city centre.

The town is served by the A452 and A461 roads which provide access to the M6 motorway via Walsall (Junctions 8, 9 and 10) and to the A5 dual carriageway.

The property is situated on the north-east side of High Street, between its junctions with Church Road and Bricklin Street.

Occupiers close by include Costa Coffee and the Post Office (both adjacent), Aldi, Wilko, Greggs, Thomas Cook and Betfred, amongst a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary offices, staff room and WCs above, which can be separately accessed from the street.

The property provides the following accommodation and dimensions:

Gross Frontage	10.10 m	(33' 2")
Net Frontage	8.00 m	(26' 3")
Shop Depth	18.75 m	(61' 6")
Built Depth	19.00 m	(62' 4")

Ground Floor	118.30 sq m	(1,273 sq ft)
First Floor	71.40 sq m	(769 sq ft)
Total	189.80 sq m	(2,042 sq ft)

Tenancy

The entire property is at present let to SALVATION ARMY TRADING COMPANY LIMITED for a term of 10 years from 10th January 2012 at a current rent of £20,000 per annum. The lease contains effectively full repairing and insuring covenants.

Tenant Information

Website Address: www.salvationarmy.org.uk

For the year end 31st March 2017, The Salvation Army Trading Company Limited reported a turnover of £47,048,501, a pre-tax profit of £1,334,339, shareholders' funds of £17,128,894 and a net worth of £11,700,093. (Source: Experian 10.09.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 88 Band D (Copy available on 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 K Baig Esq, Newhall Solicitors LLP. Tel: 0121 227 1234 e-mail: kbaig@newhallsolicitors.com