

Bloxwich **Old Hall Industrial** **Estate** **Revival Street** **West Midlands** **WS3 3HJ**

- **Freehold Leisure and Commercial Investment**
- Comprising bowling alley, snooker hall and warehouse
- Comprises 5,137.17 sq m (55,298 sq ft)
- Site area 0.435 hectares (1.07 acres)
- VAT is not applicable
- Total Current Rents Reserved
£101,952 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

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

The property is situated to the east of High Street, on the north side of Revival Street, close to the junction with Woodhall Street. The area is generally a mix of residential and industrial uses.

Description

The property comprises a leisure and commercial property. More particularly the property provides a bowling alley and snooker hall with leisure facilities providing ancillary bar, restaurant, function room and amusements area. In addition there is a terrace of industrial units and small office suite.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Bowling Alley and Snooker Area EPC Rating 58 Band C (Copy available on website).

Warehouse Units EPC Rating 84 Band D (Copy available on website).



Present Lessee	Accommodation (GIA)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
MFA Bowl Limited	Ground Floor Bowling Alley Area/Café 1,802.95 sq m (19,406 sq ft) Cellar Store 32.66 sq m (351 sq ft) First Floor Snooker Rooms 641.12 sq m (6,901 sq ft) Bar/Store 44.59 sq m (480 sq ft) Cellar Store (at ground floor below Snooker Room) 172.98 sq m (1,862 sq ft) Function Room 207.20 sq m (2,230 sq ft) Void Warehouse/Office Space 1,381.00 sq m (14,869 sq ft) Total 4,282.50 sq m (46,099 sq ft)	25 years from 12.12.2012 Rent review every fifth year Effectively FR & I subject to a photographic Schedule of Condition	£90,000 p.a.	Rent Review 2017
OMR Fitness	Rear Warehouse No. 14 (used as a gym) 385.10 sq m (4,145 sq ft)	No formal agreement (in occupation since 2011) £216 pcm	£2,592 p.a. (annualised)	
Pinnacle PSG	Rear Warehouse No. 15 428.23 sq m (4,609 sq ft)	No formal agreement (in occupation since 2008) £780 pcm	£9,360 p.a. (annualised)	
Vacant	First Floor Office 41.34 sq m (445 sq ft)			
Total GIA 5,137.17 sq m (55,298 sq ft)		Total £101,952 p.a.		

NB. Not inspected by Allsop. Areas provided by the Joint Auctioneer.

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 Ms M Nicol, HCB Hadens Solicitors. Tel: 01922 720 000 e-mail: marianicol@hcb solicitors.com
Joint Auctioneer N Plant Esq, Silk Plant Associates. Tel: 01922 622 211 e-mail: nick@spa-surveyors.co.uk



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