

#### 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.allsop.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	Cellar Store First Floor Snooker Rooms Bar/Store Cellar Store (at ground floor below Snooker Room) Function Room Void Warehouse/Office Space	1,802.95 sq m 32.66 sq m 641.12 sq m 44.59 sq m 172.98 sq m 207.20 sq m 1,381.00 sq m 4,282.50 sq m	(351 sq ft) (6,901 sq ft) (480 sq ft) (1,862 sq ft) (2,230 sq ft) (14,869 sq ft)	25 years from 12.12.2012 Rent review every fifth year Effectively FR & I subject to a photographic Sche Condition	dule of	£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) $\pounds216~\text{pcm}$		£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 (5	5,298 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@hcbsolicitors.com Joint Auctioneer N Plant Esq, Silk Plant Associates. Tel: 01922 622 211 e-mail: nick@spa-surveyors.co.uk



SPA .

# **Bloxwich**

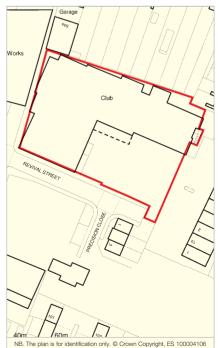
**Old Hall Industrial** Estate **Revival Street** West Midlands WS3 3HJ

- Freehold Leisure and **Commercial Investment**
- Comprising bowling alley, snooker hall and warehouse
- Comprises 5,137.17 sq m (55.298 sa ft)
- Site area 0.435 hectares (1.07 acres)
- VAT is not applicable
- Total Current Rents Reserved

# £101,952 pa

## SIX WEEK COMPLETION **AVAILABLE**





LOT