

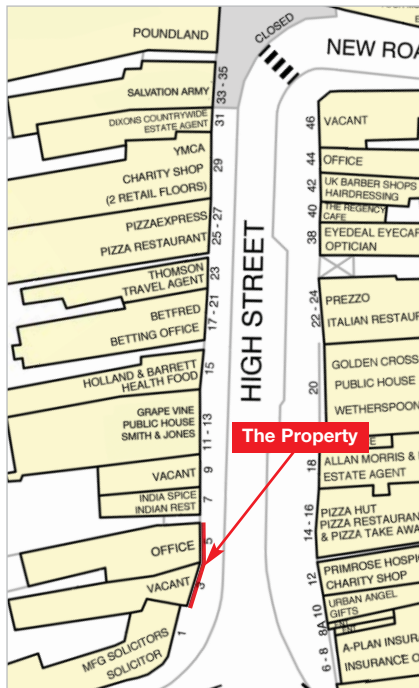
Bromsgrove
3-5 High Street
Worcestershire
B61 8AJ

- **Attractive Freehold Shop and Office Investment**
- Tenants include Kall Kwik (UK) and a subsidiary of Gannett Co Inc
- Town centre location
- Reversions from 2014
- Total Current Rents Reserved

£58,000 pa

Vacant Possession of 1,062 sq ft Offices

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Bromsgrove is located some 13 miles south-west of Birmingham and is an attractive suburb of the West Midlands conurbation. The town has a population of some 29,000 and benefits from its close proximity to the M42 and M5 motorways.

The property is situated close to the south of the pedestrianised part of High Street and occupiers close by include Pizza Express, Thomson Travel, Betfred, Holland & Barrett, Prezzo, Pizza Hut, A Plan Insurance and Blockbuster.

Description

The property is arranged on ground and two upper floors and comprises two ground floor retail units with offices on the two upper floors. The property has the benefit of a car park to the rear.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your email please ensure that you enter **Lot 91 Bromsgrove**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
No. 3 (Ground Floor)	Kall Kwik (UK) Ltd (1) (not in occupation)	Gross Frontage 6.35 m (20' 10") Net Frontage 5.60 m (18' 4") Shop Depth 7.10 m (23' 4") Built Depth 30.0 m (101' 0")	25 years from 26.11.90 Rent review every 5th year FR & I	£16,000 p.a.	Reversion 2015
No. 3 (First and Second Floor)	Vacant	First Floor 63.5 sq m (681 sq ft) Second Floor 35.5 sq m (381 sq ft) Total 99.0 sq m (1,062 sq ft)			
No. 5 (Ground, First and Second Floor)	Newsquest Media (Midland) Ltd (2) (3)	Gross Frontage 6.70 m (22' 0") Net Frontage 5.80 m (18' 11") Shop Depth 22.60 m (74' 1") Built Depth 28.90 m (93' 9") First Floor 90 sq m (969 sq ft) Second Floor 106 sq m (1,149 sq ft)	25 years from 25.12.89 Rent review every 5th year FR & I	£42,000 p.a.	Reversion 2014

- (1) Kall Kwik UK Ltd (formerly Kall Kwik Printing UK Ltd) for the year ended 31st December 2009, reported a turnover of £5m, a pre-tax profit of £34,000 and a net worth of £2,647m. (Source: riskdisk.com 21.02.11.)
- (2) The rent is being paid by Newsquest (Midlands South) Ltd. Both companies are subsidiaries of Newsquest Media Group Ltd and their ultimate holding company is Gannett Co Inc of the USA. (Source: www.riskdisk.com 25.02.11 and www.newsquest.co.uk)
- (3) The second floor is sub-let and occupied by Kenilworth Business Centre

Total £58,000 p.a.

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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