

West Bromwich

Units 6-18

Black Country Park

Great Bridge Street

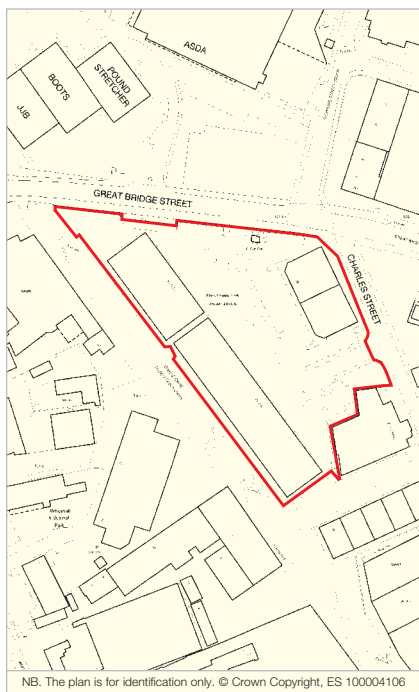
West Midlands

B70 0DE

- **Freehold Industrial/Trade Park Investment**
- **Comprises 3,937 sq m (42,369 sq ft)**
- **Lessees include Krispy Kreme UK Ltd and Sandwell PCT**
- **Rent Reviews from 2014**
- **Total Current Rents Reserved**
£188,275 pa ⁽²⁾

DUFF & PHELPS

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

West Bromwich, with a population of 146,000, is a retail and commercial town located some 5 miles to the north-west of Birmingham and forms part of the West Midlands conurbation. Junction 1 of the M5 motorway is located close to the town as is Junction 9 of the M6 motorway. The property is situated to the west of West Bromwich south of the A41. More particularly the property is located on the south side of Great Bridge Street, at the junction with Chorley Street. The area is an established out of town retail location and occupiers close by include ASDA Supercentre, Boots, JJB Sports, Poundstretcher and a number of car showrooms such as Arnold Clark and Brindley Honda.



Description

The property comprises a mixed use development of A1 Retail (unit 16 open A1 food consent), B1, B2 and B8 Trade Counter uses and is arranged in three terraces with on-site car parking. Units 8/9 and 17 have been sold off on long leases, Units 6/7 and 16 are presently vacant and the remaining units are let.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

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

In the subject box of your e-mail, please ensure that you enter **Lot 21 Great Bridge.**

No.	Present Lessee	Accommodation GIA	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
6/7	Vacant	Ground Floor 871 sq m (9,376 sq ft)			
8/9	Dimminsdale Properties Ltd t/a Wrights Plastics	Ground Floor	999 years from 30.06.2009 FR & I	Peppercorn	Reversion 3008
10	Krispy Kreme UK Ltd (1)	Ground Floor 341 sq m (3,670 sq ft)	10 years from 06.03.2012 Rent review and tenant's option to break at 5th year (subject to a penalty of £17,250) FR & I	£9,750 p.a. Rising on 06.03.2013 to £15,125 p.a. and rising on 06.03.2016 to £22,500 p.a. (2)	Rent Review 2017
11	Flavell Interiors Ltd (3) (Rent deposit £3,172.50)	Ground Floor 346 sq m (3,728 sq ft)	10 years from 28.09.2010 Rent review and tenant's option to break at 5th year FR & I	£23,000 p.a.	Rent Review 2015 (fixed at 3% p.a. compounded which is £26,663)
12	Primecare Oral Health Services Ltd (4) (Rent deposit £5,331.56) (t/a Dentist)	Ground Floor 341 sq m (3,670 sq ft)	15 years from 08.11.2010 Rent review and tenant's option to break at 5th & 10th years FR & I	£18,150 p.a.	Rent Review 2015
13, 14 & 15	Jitterbugs (Great Bridge) Ltd (5) (t/a Children's Indoor Play Arena)	Ground Floor 939 sq m (10,110 sq ft)	7 years from 20.09.2012 Rent review and tenant's option to break at third year FR & I	£60,000 p.a.	Rent Review 2015
16	Vacant	Ground Floor 542 sq m (5,834 sq ft)			
17	Christian Vision	Ground Floor	999 years from 18.05.2011 FR & I	Peppercorn	Reversion 3010
18	Sandwell Primary Care Trust (6)	Ground & First Floor 557 sq m (5,981 sq ft)	10 years from 12.08.2009 Rent review and tenant's option to break at 5th year FR & I	£72,000 p.a.	Rent Review 2014 (fixed at 3% p.a. compounded which is £83,467.73 p.a.)
		Total Area GIA 3,937 sq m (42,369 sq ft) (excluding sold off Units 8, 9 & 17)	Total £188,275 p.a. (2)		

- (1) For the year ended 31st January 2012, Krispy Kreme UK Limited reported a turnover of £42.269m, a pre-tax profit of £1.018m, a net worth of £2.222m and shareholder's funds of £2.539m. (Source: riskdisk.com 03.09.2012)
- (2) In respect of unit 10 and the lease to Krispy Kreme UK Ltd, the rent increases to £15,125 on 6th March 2013 p.a. and the Vendor will effectively 'top up' the rent to this level by way of a reduction in the purchase price.
- (3) Website Address: www.flavellinteriors.co.uk
- (4) Website Address: www.primecare.uk.net
- (5) Website Address: www.jitterbugspartyworld.co.uk
- (6) Website Address: www.spct.smart-hosting.co.uk. 'It serves a local registered population of approximately 320,000 and enables people in Sandwell to access healthcare, treatment and advice, health promotion advice and guidance and support for carers'.

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 Vijay Patel, Bird & Bird. Tel: 0207 415 6078 Fax: 0207 415 6111 e-mail: vijay.patel@twobirds.com

