



Tenure
Freehold.

Location
The town of Blackheath lies some 7.5 miles west of Birmingham, between Halesowen and Oldbury. The town is well connected by road, with junction 2 of the M5 Motorway a short distance to the north-west. Rowley Regis Rail Station is within half a mile and provides regular services to Birmingham. The property is situated fronting the north side of High Street, between its junctions with Short Street and Halesowen Street, and a short distance from Market Place. Occupiers close by include Card Factory and Greggs (both adjacent), Age UK, Coral, Lloyds Pharmacy, RSPCA, Blackheath Covered Market and Sainsbury's.

Description
The property is arranged on ground floor only to provide a convenience store with ancillary/storage to the rear and which benefits from a covered loading area to the rear, accessed via Short Street. NB. There is no first floor to the property. The windows visible in the photograph are to a roof void area.

The property provides the following accommodation and dimensions:

Ground Floor Sales	334 sq m	(3,593 sq ft)
Ground Floor Storage	109 sq m	(1,170 sq ft)
Total	443 sq m	(4,763 sq ft)

NB. Areas provided by the Joint Auctioneer.

Tenancy
The entire property is at present let to ICELAND FOODS LIMITED for a term of 15 years from 17th November 2008 at a current rent of £64,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
Website Address: www.iceland.co.uk
For the year ended 27th March 2015, Iceland Foods Limited reported a turnover of £2.682 billion, a pre-tax profit of £58.794 million, and a net worth of £709.63 million (Source: Experian 17.04.2016)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Blackheath

179-180 and land to the rear of 181-182 High Street
West Midlands
B65 0DU

- **Freehold Supermarket Investment**
- Let to Iceland Food Limited until 2023 (no breaks)
- Town centre location adjacent to Greggs and Card Factory
- Rent Review 2018
- Current Rent Reserved
£64,500 pa

SIX WEEK COMPLETION AVAILABLE

