

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 Sales334 sq m(3,593 sq ft)Ground Floor Storage109 sq m(1,170 sq ft)Total443 sq m(4,763 sq ft)

NB. 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** Mr Stuart Ness, S M E Solicitors Tel: 01905 727211 e-mail: stuart.ness@smesolicitors.co.uk **Joint Auctioneer** Dan Ballard, Halls Commercial. Tel: 01905 728444 e-mail: d.ballard@hallscommercial.co.uk

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 vear 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 $\pounds 2.682$ billion, a pre-tax profit of $\pounds 58.794$ million, and a net worth of $\pounds 709.63$ million (Source: Experian 17.04.2016)

VAT

VAT is applicable to this lot.

Documents

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

Hallš

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

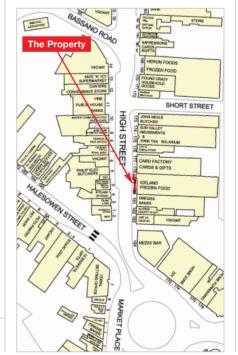
Freehold Supermarket Investment

- 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





LOT