

Dudley

187-192 High Street

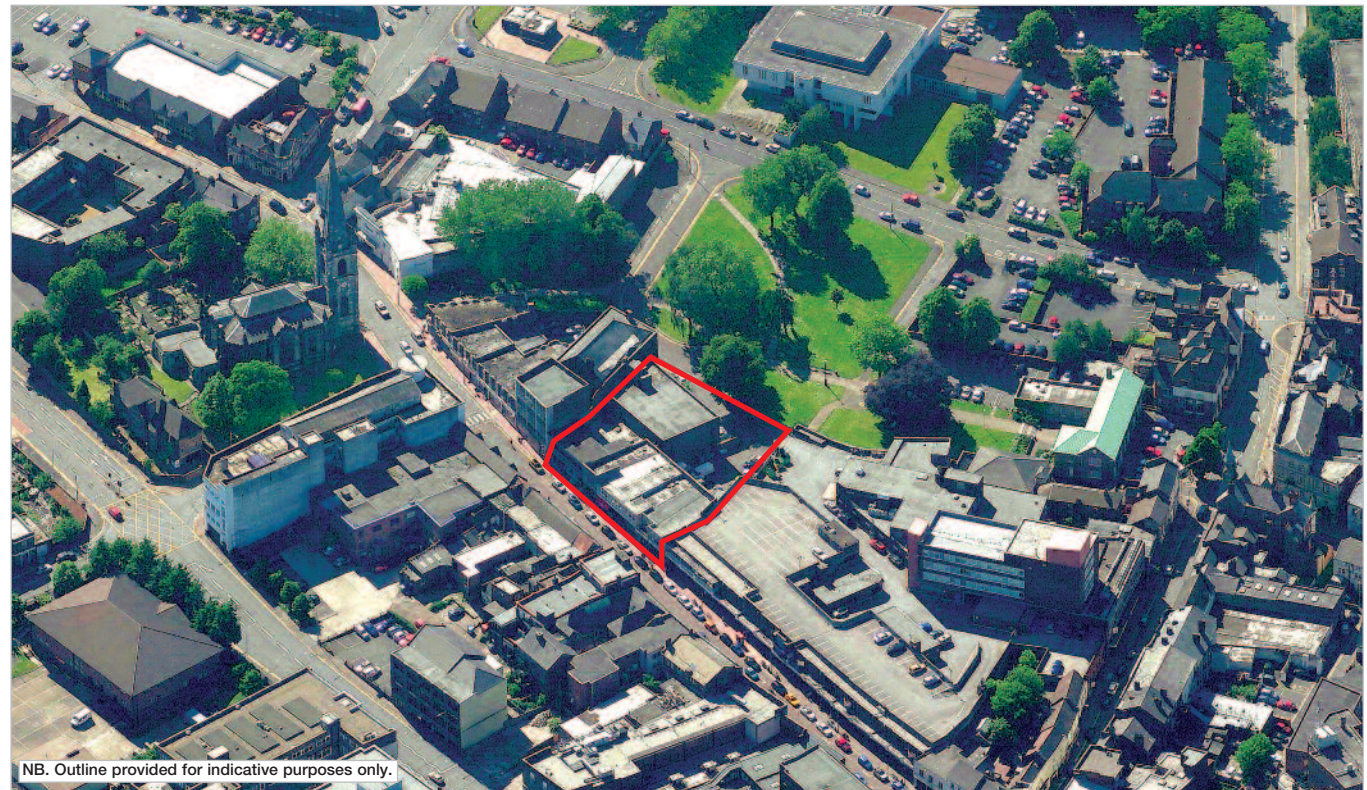
West Midlands

DY1 1QE

- **Freehold Shop, Office and Residential Investment**
- Comprises 5 shops, office and flat
- Prominently located fronting busy High Street
- Rent Reviews from 2014
- Total Current Rents Reserved

£90,700 pa

FIVE WEEK COMPLETION AVAILABLE



NB. Outline provided for indicative purposes only.

Tenure

Freehold.

Location

Dudley, with a borough population in excess of 300,000, is situated 10 miles west of Birmingham city centre and approximately 6 miles south of Wolverhampton and forms part of the extensive West Midlands conurbation. The town is served by a number of major roads and is some 4 miles west of the M5 Motorway (Junction 2) which links with the M6 and M42 Motorways.

The property is situated on the north side of High Street between its junction with Wolverhampton Street and Vicar Street. Occupiers close by include Lloyds Bank, RBS, Poundsaver and Argos amongst many others.

Description

The property is arranged on ground and one upper floor to provide a parade of 5 shops at ground floor level together with office accommodation and a flat to the first floor both of which are separately accessed from High Street.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
187	Top Grade Marketing Limited (t/a Supermarket)	Ground Floor 489.60 sq m (5,270 sq ft)	A term of years from 23.06.2004 and expiring 30.08.2014	£32,500 p.a.	Holding over
187A	Vacant	First Floor (1) (2) 292.70 sq m (3,151 sq ft)	—	—	—
187A	Individual	Flat (2)	Assured Shorthold Tenancy from 03.05.2013	£3,600 p.a.	Holding Over
188	GP Footwear Limited	Ground Floor 71.60 sq m (771 sq ft) First Floor 67.85 sq m (730 sq ft)	Lease renewal for 5 years from completion. Tenant break in years 3 & 6 subject to consents	£10,000 p.a.	Reversion 2018
189	Mr Lackenpal (t/a Shoe Shop)	Ground Floor 67.85 sq m (730 sq ft) First Floor 65.80 sq m (708 sq ft)	10 years from 30.07.2004 (3) Rent review every 5 years	£13,100 p.a.	Holding over (3)
190-191	Messrs. BS/AS/BS Bhandal (t/a Dental Surgery)	Ground Floor 161.60 sq m (1,740 sq ft) First Floor 121.20 sq m (1,305 sq ft)	20 years from 10.12.1999 Rent review every 5 years	£27,000 p.a.	Rent Review 2014
192	O&K Nandra Limited (Not in occupation)	Ground Floor (1) (2) 159.6 sq m (1,718 sq ft) First Floor (1) (2) 133 sq m (1,432 sq ft)	10 years from 10.06.2008	Nil rent received	

(1) Areas sourced from VOA.

(2) Not inspected by Allstop.

(3) In respect of the lease renewal, negotiations are in hand for a new 3 year lease at a rent of £10,000 p.a.

NB. Buyers will pay 0.35% + VAT of the purchase price towards the sellers' costs.

Total £90,700 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

Seller's Solicitor Katie Cooper, Bond Dickinson LLP. Tel: 0191 279 9169 e-mail: katie.cooper@bonddickinson.com