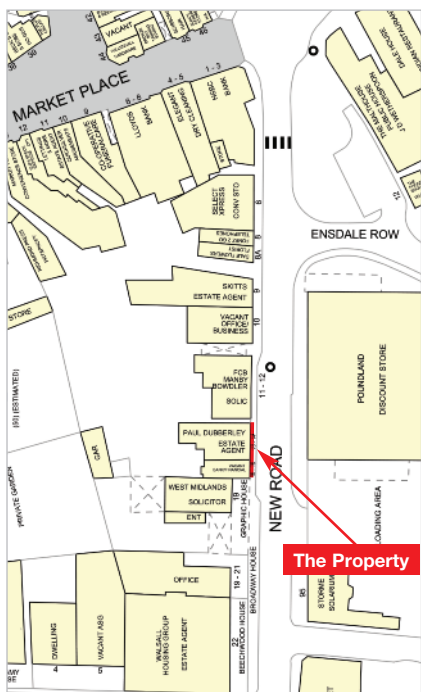


Willenhall

13 & 14 New Road West Midlands WV13 2BG

- **Freehold Shop and Office Investment**
- Majority let to Connells Residential on a new 10 year lease (1)
- First floor offices let to local solicitors
- Includes part vacant ground floor
- Office Reversion December 2016
- Total Current Rents Reserved **£23,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Willenhall is a densely populated suburb located approximately 14 miles north-west of Birmingham city centre and some 3½ miles east of Wolverhampton. The town lies to the north of the A454, some 4 miles west of Junction 10 of the M6 Motorway.

The property is situated on the north side of New Road, to the west of its junction with the pedestrianised Market Place opposite Poundland. Other occupiers close by include Lidl, HSBC, a JD Wetherspoons public house, local solicitors offices and other estate agents.

Description

The property is arranged on basement, ground and first floors to provide a ground floor estate agents office and a small vacant shop unit, together with a self-contained floor of offices above which interconnects with the adjacent unit no 12, which the solicitors also occupy.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 89 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Ground	Connells Residential (1) (t/a Paul Dubberley)	Gross Frontage 10.10 m Net Frontage 4.70 m Shop Depth 7.75 m Built Depth 16.00 m Ground Floor 81.30 sq m	(33' 2") (15' 5") (25' 5") (52' 6") (875 sq ft)	10 years from 13.05.2016 Rent review in the 5th year (2) FR & I by way of service charge	£17,000 p.a.	Rent Review 2021
Ground	Vacant	Gross Frontage 4.90 m Net Frontage 2.40 m Shop Depth 9.35 m Built Depth 9.95 m Ground Floor 30.15 sq m	(16' 1") (7' 10") (30' 8") (32' 8") (324 sq ft)	-	-	
First	FBC Manby Bowdler LLP	First Floor 83.9 sq m	(903 sq ft)	Term of years from 03.07.2008 to 24.12.2016 Rent review every 3rd year IR & I (3)	£6,000 p.a. Reversion December 2016	

(1) No. of Branches: 170. Website Address: www.connells.co.uk

For the year ended 31st December 2014, Connells Residential reported a turnover of £75.442m, a pre-tax profit of £12.096m, shareholders' funds of £24.353m and a net worth of £21.554m. (Source: riskdisk.com 26.05.2016.)

(2) The lease contains a tenant's option to break at the end of the fifth year.

(3) The tenant contributes 40% of the annual insurance rent and 40% towards external decoration every three years.

Total £23,000 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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