

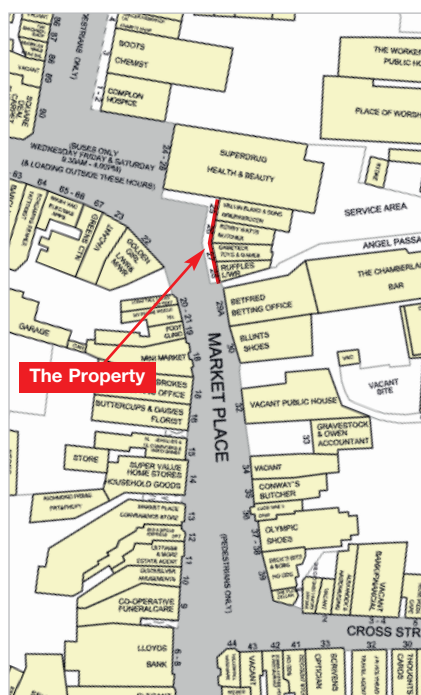
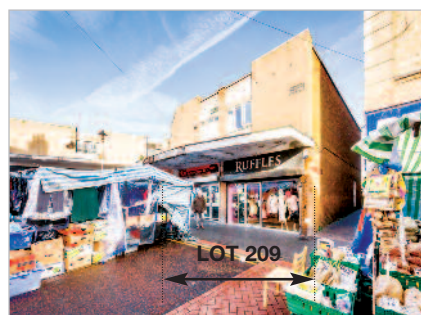
Willenhall

25, 26, 27, 28 and 28A Market Place

West Midlands

WV13 2AA

- Freehold Retail Investment
- Comprising 4 shops and 1 flat to be offered in 3 lots
- Pedestrianised town centre location
- VAT is not applicable
- Total Current Rents Reserved **£46,875 pa**



Tenure
Freehold.

Location

Willenhall, with a population of some 28,000, is located some 14 miles north-west of Birmingham city centre and some 4 miles east of Wolverhampton. The town lies to the north of the A454 Black Country Route, some 2 miles west of Junction 10 of the M6 Motorway. The property is situated within the heart of the pedestrianised town centre at the junction of Market Place and Stafford Street. Occupiers close by include Superdrug (adjacent), Boots Chemist, Barclays, Ladbroke and Betfred.

Description

Lot 207 – No. 25 Market Place is arranged on ground and one upper floor and trades as a greengrocer.
Lot 208 – No. 26 Market Place is arranged on ground and one upper floor and trades as a butchers shop.

Lot 209 – Nos. 27, 28 and 28A Market Place is arranged on ground and one upper floor and comprises 2 shops and a self-contained flat. No. 27 is a ground floor shop trading as Game Teck, No. 28 is a ground floor shop trading as a ladieswear shop. No. 28A is a first floor flat having self-contained access from Angel Passage. This lot also includes the service yard to the rear of all of the lots, serving them and the adjoining Superdrug (1).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
207	25	Mr Kelvin Bland (t/a Kelvin Bland and Sons Greengrocer) (2)	Frontage 5.27 m Depth 19.02 m Ground Floor Sales/Store 96 sq m First Floor Store/Kitchen 64.3 sq m	(17' 4") (62' 5") (1,033 sq ft) (692 sq ft) 10 years from 25.12.2012 Rent review at 5th year FR & I	£15,675 p.a.	Rent Review 2017
208	26	Alan Warwick Ltd (t/a Sidney Watts Butchers) (3)	Frontage 5.26 m Depth 15.85 m Ground Floor Sales/Store 75.5 sq m First Floor Store/Prep 42.2 sq m	(17' 3") (52' 0") (812 sq ft) (454 sq ft) 10 years from 25.03.2009 Rent review at 5th year. FR & I Tenant option to break 25.03.2014 not exercised	£11,000 p.a.	2014 Rent Review outstanding
209 (1)	27	Riccardo Sterling (t/a Game Teck Ltd) (4)	Frontage 3.75 m Depth 13.59 m Ground Floor Sales/Store 50 sq m	(12' 4") (44' 7") (538 sq ft) 10 years from 01.05.2013 Rent review at 5th year. FR & I Tenant option to break every 3rd year. Break option 01.05.2016 not exercised	£8,000 p.a.	Rent Review 2018
	28	Carlos Lopez (t/a Ruffles Ladieswear) (5)	Frontage 3.28 m Depth 8.81 m Ground Floor Sales/Store 26.15 sq m	(10' 9") (28' 10") (281 sq ft) 10 years from 25.03.2014 Rent review at 5th year. FR & I Tenant option to break 3rd and 5th year Break option 25.03.2017 not exercised	£6,500 p.a.	Rent Review 2019
	28A	Individual	First Floor – Two Bedroom Flat GIA 96.74 sq m	(1,041 sq ft) Assured Shorthold Tenancy from 18.07.2016	£5,700	
					Total Lot 209 £20,200	

Areas and Accommodation provided by the Joint Auctioneer.

- (1) Lot 209 also includes the rear service yard area serving the tenants of all these lots and also the adjoining Superdrug. The Purchaser of this lot will be responsible for managing the service charge and maintenance of the yard area.
- (2) We are advised by the Vendor that Kelvin Bland has been in occupation for 20 years.
- (3) Alan Warwick Ltd operates from 12 shops in the West Midlands. (Source: www.alanwarwickbutchers.co.uk). We are advised by the Vendor that Alan Warwick Ltd have been in occupation for 20 years.
- (4) Game Teck is a gaming shop. (Source: www.gameteck.co.uk)
- (5) We are advised by the Vendor that Carlos Lopez (t/a Ruffles) has been in occupation for 7 years.

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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Total £46,875 p.a.