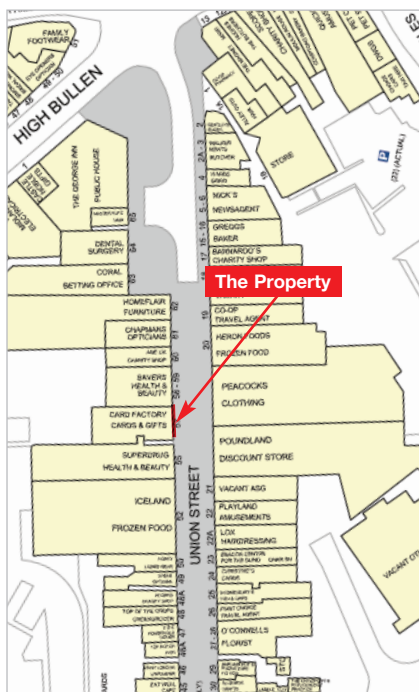


## Wednesbury

57 Union Street  
West Midlands  
WS10 7HB

- Freehold Shop and Residential Ground Rent Investment
- Shop let to Sportswift Ltd (t/a Card Factory) on a lease expiring in 2023
- Pedestrianised town centre position between Superdrug and Savers, and opposite Poundland
- No VAT applicable
- Rent Review 2023
- Total Current Rents Reserved  
**£27,095 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Wednesbury forms part of the West Midlands conurbation and is located midway between Birmingham city centre and Wolverhampton. Junction 9 of the M6 Motorway is about three miles to the north-east and Junction 1 of the M5 Motorway is three miles to the south. The property is well located on the pedestrianised Union Street, close to a Morrisons supermarket. There is a large public car park to the rear. Occupiers close by include Superdrug (adjacent), Savers (adjacent), Poundland (opposite), Peacocks (opposite), Iceland, Coral and Co-operative Travel, amongst many others.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with storage, office and staff accommodation to the rear and self-contained residential accommodation above which has been sold off on a long lease. Externally, the property benefits from a large yard to the rear, which provides parking for 4 cars.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

EPC Rating 78 Band D (Copy available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Sportswift Ltd (1) (t/a Card Factory)	Gross Frontage 8.95 m (29' 4") Net Frontage 6.95 m (22' 9") Shop Depth 19.40 m (63' 8") Built Depth 19.70 m (64' 7") Ground Floor Sales 148.30 sq m (1,596 sq ft)	15 years from 28.02.2008 Rent review 18.02.2023 Effectively FR & I	£27,000 p.a.	Rent Review 2023
First	Individual(s)	Residential	125 years from 04.11.2008	£95 p.a. (rising every 25 years)	Reversion 2133

(1) For the year ended 31st January 2016, Sportswift Ltd reported a turnover of £362.226m, a pre-tax profit of £92.210m, shareholders' funds of £83.747m and a net worth of £80.967m. (Source: Experian 05.06.2017.)

**Total £27,095 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** A Pieri Esq, McLellans. Tel: 01992 532000 e-mail: [apieri@mclellans.co.uk](mailto:apieri@mclellans.co.uk)