

Stourbridge **58A High Street** **West Midlands** **DY8 1DE**

- **Freehold Shop Investment**
- Let to Acorns Children's Hospice Trading Ltd
- Town centre location
- Rent Review 2015
- VAT not applicable
- Current Rent Reserved

£15,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Stourbridge is situated approximately 14 miles west of Birmingham. Junction 3 of the M5 motorway is 6 miles to the east of the town. The property is centrally located on the eastern side of the High Street. Occupiers close by include Superdrug, Caffè Nero, Yorkshire Building Society, Dorothy Perkins, Wilkinson and William Hill.

Description

The property is arranged on ground and first floor to provide a shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	3.85 m	(12' 8")
Net Frontage	3.45 m	(11' 4")
Shop Depth	18.35 m	(60' 2")
Built Depth	20.15 m	(66' 1")
First Floor	31.0 sq m	(339 sq ft)

Tenancy

The entire property is at present let to ACORNS CHILDREN'S HOSPICE TRADING LTD for a term of 10 years from 12th November 2010 at a current rent of £15,000 per annum, exclusive of rates. The lease provides for a rent review and tenant's option to break at the fifth year of the term and contains effectively full repairing and insuring covenants.

Tenant Information

Acorns operates from 47 shops across England.
 Website Address: www.acorns.org.uk

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
 In the subject box of your e-mail, please ensure that you enter **Lot 130 Stourbridge**.

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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