



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 in a town centre position, close to the pedestrianised Market Place, adjacent to Ladbroke's and opposite Greggs and Specsavers. Other occupiers close by include Halifax, Peacocks, Santander, Poundland and Boots amongst many others.

Description

The property is arranged on ground and one upper floor to provide a substantial shop unit with rear storage and ancillary upper parts. The property benefits from a service yard/car park at the rear which is accessed via Tower Street.

The property provides the following accommodation and dimensions:

Gross Frontage	12.7 m	(41' 8")
Net Frontage	11.55 m	(37' 10")
Shop Depth	19.1 m	(62' 8")
Built Depth	19.5 m	(63' 11")
Ground Floor	220.5 sq m	(2,373 sq ft)
First Floor	131.9 sq m	(1,420 sq ft)
Total	352.4 sq m	(3,793 sq ft)

Tenancy

The entire property is at present let to HERON FOODS LIMITED for a term of 15 years from 30th April 2004 at a current rent of £37,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 240.

www.heronfoods.com

For the year ended 27th December 2014, Heron Foods Ltd reported a turnover of £255.138m a pre-tax profit of £1.908m, shareholders' funds of £33.205m and a net worth of £28.145m. (Source: Experian 18/12/15)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Dudley

**246, 247 & 248 Castle Street
West Midlands
DY1 1LQ**

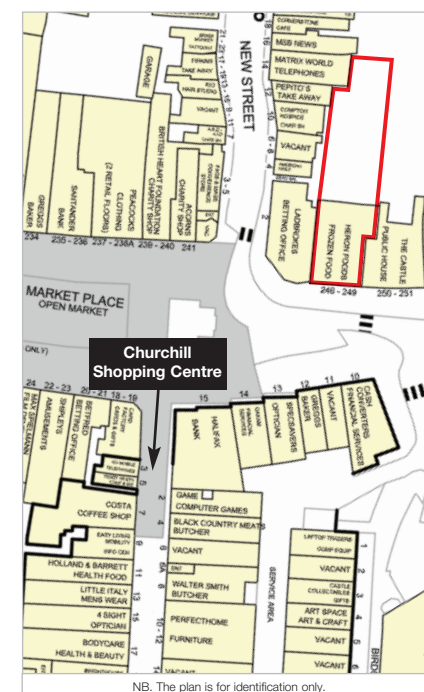
- **Freehold Shop Investment**
- Entirely let to Heron Foods Ltd on a lease expiring 2019
- Includes rear car park
- Town centre position adjacent to Ladbroke's
- No VAT applicable
- Current Rent Reserved

£37,000 pa

**On the Instructions of T. Perkin
& J. Barber of CBRE Ltd acting
as Joint Fixed Charge Receivers**

CBRE

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.

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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