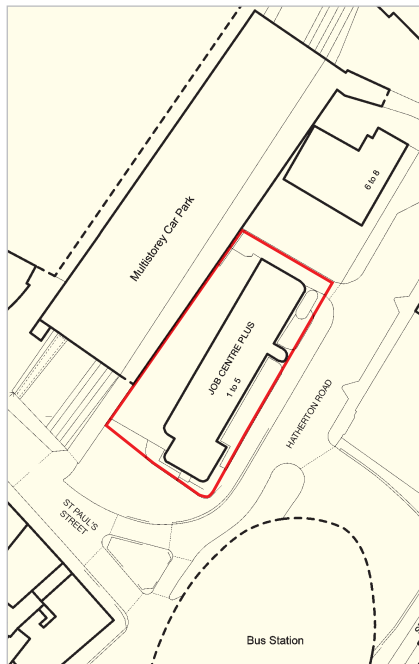


# Walsall Bridle Court 1-5 Hatherton Road West Midlands WS1 1XR

- **Leasehold Office Investment**
- Let to Trillium (Prime) Property GB Limited, expiring 2018
- Trades as Job Centre Plus
- Comprises 12,393 sq ft with 17 car spaces
- No VAT
- Rent Review 2015
- Current Gross Rent Reserved  
**£72,000 pa (1)**

**EIGHT WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

## Tenure

Leasehold. Held for a term of 125 years from 29th September 1978 (thus having some 90 years unexpired) at a fixed annual ground rent of 50p per annum.

## Location

Walsall is an Industrial and Commercial centre located within the county of Staffordshire approximately 7.75 miles north of Birmingham, 15.5 miles south of Stafford and 6 miles east of Wolverhampton. The property occupies a prominent town centre location, opposite the town's main bus terminals, close to the main shopping area with a multi-storey car park at the rear. Occupiers close by include Boots, New Look and Sports Direct and a new retail development, anchored by Tesco.

## Description

The property is arranged on ground and one upper floor to provide a Job Centre 'Plus', the remaining one of two in Walsall, over two floors. There is parking for 17 cars to the rear. The property benefits from a lift.

The property provides the following accommodation and dimensions:  
**Ground and First Floor Total 1,154 sq m (12,393 sq ft)**

NB. Areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

## Tenancy

The entire property is at present let to TRILLIUM (PRIME) PROPERTY GB LIMITED for a term of 10 years from 29th September 2010 expiring 1st April 2018 at a current rent of £72,000 per annum. The lease provides for a rent review on 29th September 2015 and contains full repairing and insuring covenants.

(1) A concession of one year's rent free was granted on renewal of the lease in 2008 and this is granted by way of an annual reduction to £57,600 per annum. The Vendor will top this up so that the Purchaser effectively receives £72,000 per annum from completion until September 2015.

## Tenant Information

For the year ended 31st March 2012, Trillium (Prime) Limited reported a turnover of £563.843m, a pre-tax profit of £48.273m, shareholders' funds and a net worth of £59.4m. (Source: riskdisk.com 09.09.2013.)

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Rating, please see website.

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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