

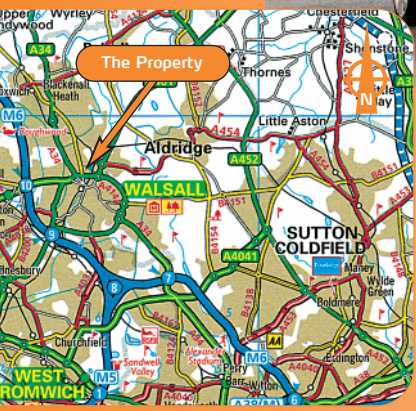
lot 71

**Central Tyre, 131 Stafford Street  
Walsall, West Midlands WS2 8EA**

Rent  
**£44,394**  
per annum  
exclusive

**Freehold Tyre Depot Investment**

- Entirely let to Kwik-Fit Properties Ltd (guaranteed by Kwik-Fit Holdings Limited) until 2027 (no breaks) (t/a Central Tyre)
- Prominent Position Fronting Stafford Street (B4210)
- Forecourt with parking for approximately 12 cars
- Total site area of approximately 0.170 hectares (0.422 acres)



**Location**

Miles: 9 miles north of Birmingham  
41 miles west of Leicester  
48 miles south-west of Nottingham  
Roads: A34, A4148, M6 (Junction 10)  
Rail: Walsall Rail  
Air: Birmingham International Airport

**Situation**

The property is situated just half a mile from Walsall town centre occupying a prominent roadside pitch on Stafford Street (B4210), which provides direct access to the A4148 and M6 Motorway (Junction 10). Stafford Street comprises a small retail parade, as well as a number of units occupied by a range of local retailers.

**Description**

The property comprises a ground floor tyre depot with shutter doors and forecourt with parking for approximately 12 cars. The property has a total site area of approximately 0.170 hectares (0.422 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Tyre Depot	414.10 sq m (4,457 sq ft)	<b>KWIK-FIT PROPERTIES LTD</b> (guaranteed by <b>Kwik-Fit Holdings Limited</b> ) (t/a <b>Central Tyre</b> ) (1) (2)	30 years from 22/12/1997 until 21/12/2027 on a full repairing and insuring lease	£44,394	22/12/2017 and 22/12/2022
<b>Totals</b>		<b>414.10 sq m (4,457 sq ft)</b>			<b>£44,394</b>	

- (1) Kwik-Fit are experts in automotive repair including tyres, MOT testing, car servicing, exhausts, brakes, and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 centres. (Source: www.kwik-fit.com)
- (2) The property is currently trading as Central Tyre. Central Tyre is part of the Stapleton's Tyre Services Retail Group – a network with over 100 fast fit centres throughout the UK. (Source: http://www.central-tyre.com 24/02/2016). Stapleton's Tyre Services Retail Group and Kwik-Fit are both subsidiaries of The Itochu Group who operate various tyre-related businesses globally. (Source: Kwik-Fit.com 26/02/2016).

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