

Lot 28, 135-142 High Street, Cradley Heath,

West Midlands B64 5HJ

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 28, 135-142 High Street, Cradley Heath,

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### Property Information

#### Freehold Retail Investment

- Let to a Charity on new 5-year lease from November 2023 (no breaks)
- Approximately 2,862 sq ft
- Town centre location
- Nearby retailers include Tesco Extra, Iceland Supermarket, Lidl, Lloyds Bank and JD Wetherspoon

#### Lot

28

#### Auction

15th February 2024

#### Rent

£17,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

9 miles west of Birmingham City Centre, 10 miles south of Wolverhampton

##### Roads

A458, A491, A4036, A4100, M5

##### Rail

Cradley Heath Railway Station

##### Air

Birmingham Airport

#### Situation

The property is prominently situated in Cradley Heath town centre, on the north side of High Street. Nearby retailers include Tesco Extra, Iceland Supermarket, Lidl, Lloyds Bank and JD Wetherspoon.

#### Tenure

Freehold.

#### EPC

Band C

#### Description

The property comprises a shop arranged on the ground and first floors.

#### VAT

VAT is applicable to this lot.

#### Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

#### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	184.12 81.77	(1,982) (880)	CRADLEY HEATH COMMUNITY LINK CHARITABLE INCORPORATED ORGANISATION (1)	5 years from 17/11/2023	£17,500
<b>Total</b>		<b>265.89</b>	<b>(2,862)</b>			<b>£17,500</b>

(1) Cradley Heath Community Link is a charitable non-profit organisation that provides a variety of support groups and services to the local community. A rent deposit of £5,250 is held by the landlord.

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## Contacts

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