

# Lot 30, Specsavers, 17 Park Street, Walsall,

West Midlands WS1 1LY

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Let to Specsavers Optical Superstores Limited
- Recently completed & renewed 5 year lease from September 2024 (subject to option)
- Rebased rent
- Approx. 347.23 sq m (3,737 sq ft)
- Excellent pedestrianised location within Walsall town centre, close to Saddlers Shopping Centre
- Nearby occupiers include H. Samuel, Pandora, Holland & Barrett, McDonalds, Costa and Greggs

#### Lot

30

#### Auction

15th May 2025

#### Rent

£31,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

6 miles east of Wolverhampton, 9 miles north-west of Birmingham

#### Roads

A34, A454, A461, A4148, M5, M6 (Junction 10)

#### Rail

Walsall Railway Station (direct to Birmingham New Street approximately 22 mins)

#### Air

Birmingham International Airport

### Situation

The property is situated on the south side of Park Street, the prime pedestrianised retailing street in Walsall Town Centre, close to the Saddlers Shopping Centre and a 480 space multi-storey car park. Nearby occupiers include H. Samuel, Pandora, Holland & Barrett, McDonalds, Costa and Greggs.

### Tenure

Freehold.

### EPC

D87.

### Description

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

### VAT

VAT is not applicable to this lot.

### Octopus Bridging Loan for Buyers

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (3)	Floor Areas Approx sq ft (3)	Tenant	Term	Rent p.a.x.
Ground First Second	Retail Ancillary Ancillary	228.73 61.90 56.60	(2,462) (666) (609)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (1)	5 years from 03/09/2024 (2)	£31,000
<b>Total</b>		<b>347.23</b>	<b>(3,737)</b>			<b>£31,000</b>

(1) For the year ending 29/02/2024 Specsavers Optical Superstores Limited reported a turnover of £2,741,687,000, a pre-tax profit of £323,660,000 and a net worth of £239,593,000 (NorthRow).

(2) The lease provides for a tenant option to determine on 03/09/2027.

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).



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2024