

Unit 9, St Michael's Court, Victoria Street West Bromwich, West Midlands B70 0EZ

lot 26

Freehold Office Investment

- Let to the registered charity National Schizophrenia Fellowship trading as Rethink
- Self-contained office terrace, with parking

- Close to the local High Street and central shopping area
- Six Week Completion

Rent
£14,000
per annum
exclusive



Location

Miles: 5 miles north-west of Birmingham
8 miles south-east of Wolverhampton
51 miles south-west of Nottingham

Roads: A45, M5, M6

Rail: Sandy & Dudley, Dudley Port railway stations

Air: Birmingham International Airport

Situation

The property is situated in the town centre on Victoria Road, parallel with the High Street and is walking distance from the central shopping area.

Description

The property comprises an attractive mid terrace office, arranged over ground and first floors. In addition, the property benefits from gas-fired central heating and 3 parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground First	Office Office	40.88 sq m 45.98 sq m	(440 sq ft) (495 sq ft)	NATIONAL SCHIZOPHRENIA FELLOWSHIP (t/a Rethink) (1)	25 years from 25/03/1988 on a fully repairing and insuring lease	£14,000	24/03/2013
Totals		86.86 sq m	(935 sq ft)			£14,000	

(1) For the year ending 31/03/2010 National Schizophrenia Fellowship reported a pre-tax profit of £1,634,000 and a total net worth of £15,402,000. (Source: www.riskdisk.com 08/11/2011)

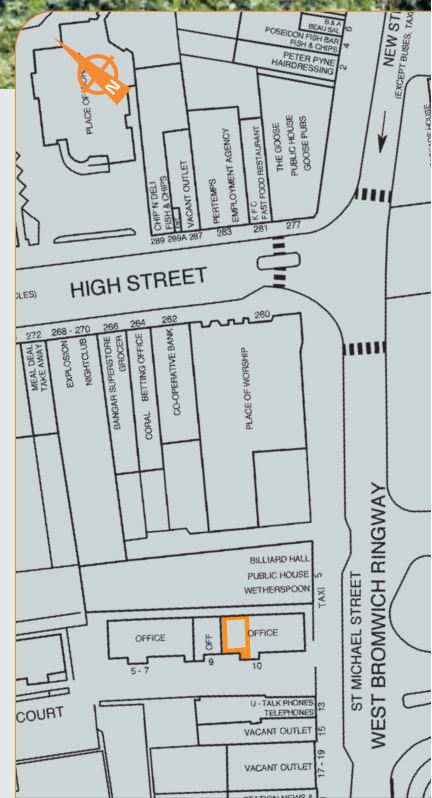
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