

## lot 8

Gross Rent  
**£131,702**  
p.a.x. rising to  
£152,679 in 2016  
Net Rent  
**£101,702**  
p.a.x. rising to a  
minimum of  
£122,679 in 2016

## Dulux Decorator Centre, Unit A, 60-72 New Town Row Birmingham B6 4HP

### City Centre Retail Investment

- Let to Imperial Chemical Industries Ltd
- Fixed rental increase in 2016
- Includes car parking
- Busy roadside city centre location
- Six Week Completion Period Available



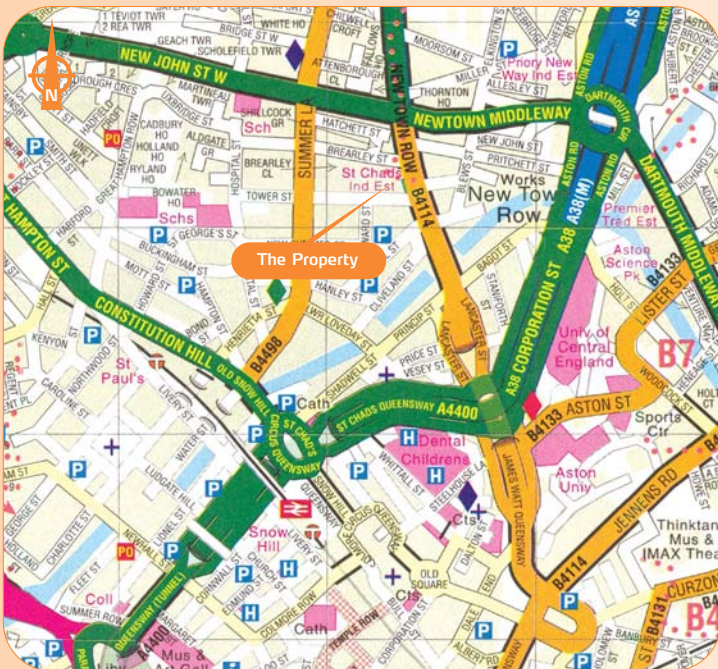




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### Location

Miles: ½ mile from Birmingham city centre  
Roads: A4540, A38(M)  
Rail: Birmingham Snow Hill Station – ½ mile  
Air: Birmingham International Airport

### Situation

The property is prominently situated in a very busy commercial location on the west side of New Town Row, north of the city centre and close to the junction of the A4540 which links directly to the A38(M), approximately 300 metres from the property. Birmingham Snow Hill Station is located some 0.5 miles south of the property. Neighbouring occupiers include Speedy Hire and Floors 2 Go.

### Description

The property comprises a substantial city centre ground floor trade counter with significant frontage to New Town Row and forms part of a larger building. The property benefits from an undercroft loading bay and customer car parking.

### Tenure

Long Leasehold. Held for a term of 125 years from January 2013 at an initial rent of £30,000 per annum exclusive. The headlease provides for the rent to increase every 10th year by 2% per annum compounded.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	1,031.97 sq m (11,108 sq ft)	<b>IMPERIAL CHEMICAL INDUSTRIES LTD (1)</b>	20 years from 21/09/2001	£131,702	2016 (2)
<b>Totals Area</b>		<b>1,031.97 sq m (11,108 sq ft)</b>			<b>£131,702 rising to a minimum of £152,679 in 2016</b>	

(1) Imperial Chemical Industries Limited are ultimately owned by Akzo Nobel NV. For the year ending 31st December 2011, Imperial Chemical Industries Limited reported a turnover of £435,000,000, pre-tax profits of negative £36,000,000 and a net worth of £3,534,000,000 (Source: www.riskdisk.com). The tenant has offered to take a new 15 year lease with no break clause.

(2) The lease provides for the rent to be increased to the higher of 140% OMRV or 3% per annum compounded, therefore the rent will increase to a minimum of £152,679 per annum exclusive on 21st September 2016.

### For further details please contact:

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