

lot 54

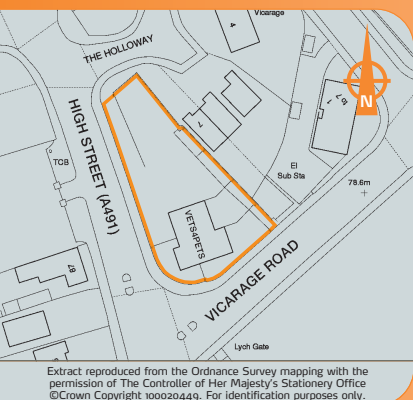
## 66 High Street Amblecote, Nr. Stourbridge, West Midlands DY8 4DH

Rent  
**£31,000**  
p.a.x.  
rising to  
**£34,100 p.a.x.**  
in 2020 and  
**£37,510 p.a.x.**  
in 2025

### Freehold Veterinary Surgery Investment

- Let to Stourbridge Vets4Pets Limited with guarantee from Companion Care (Services) Limited
- New 15 year lease from February 2015 (no breaks)
- Fixed rental increases in 2020 & 2025

- Includes a three bedroom flat on first floor
- Prominent corner roadside location with nearby occupiers including Magnet, Vauxhall Car Dealership, Kwik-Fit, Johnsons Dry Cleaners Drive-Thru and National Tyres



### Location

Miles: ½ mile north of Amblecote town centre  
12 miles west of Birmingham  
Roads: A458, A491, M5  
Rail: Stourbridge Town Railway Station  
Air: Birmingham International Airport

### Situation

The property occupies a very prominent position on the east side of the busy High Street (A491) at its junction with Vicarage Road. Nearby occupiers include Magnet, Vauxhall Car Dealership, Kwik-Fit, Johnsons Dry Cleaners Drive-Thru and National Tyres.

### Description

The property comprises a newly refurbished ground floor veterinary surgery with a three bedroom residential flat on the first floor. The property benefits from a substantial site with off-street car parking.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Veterinary Surgery	157.93 sq m	(1,700 sq ft)	<b>STOURBRIDGE VETS4PETS LIMITED</b> (guaranteed by Companion Care (Services) Limited) (1)	15 years from 23/02/2015 until 2030 on a full repairing and insuring lease	£31,000 (2) rising to £34,100 in 2020 and £37,510 in 2025
First	Three Bedroom Flat	-	(-)			
<b>Total Commercial</b>		<b>157.93 sq m</b>	<b>(1,700 sq ft)</b>			<b>£31,000 (2)</b>

(1) Vets4Pets was founded in 2001 and now trades from over 240 premises throughout the UK. (www.vets4pets.com). For the year ending 27th March 2014, Companion Care (Services) Limited reported a turnover of £15,523,000, pre-tax profits of £4,19,000 and a total net worth of £13,314,000. (Source: www.riskdisk.com 22/04/2015)

(2) The tenant is currently benefiting from a rent free period until 23rd August 2015. The seller has agreed to adjust the completion monies so that the property will produce £31,000 per annum exclusive from completion of the sale.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

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