

lot 68

## 28 Park Street Walsall, West Midlands WS1 1NG

Rent  
**£32,000**  
per annum  
exclusive

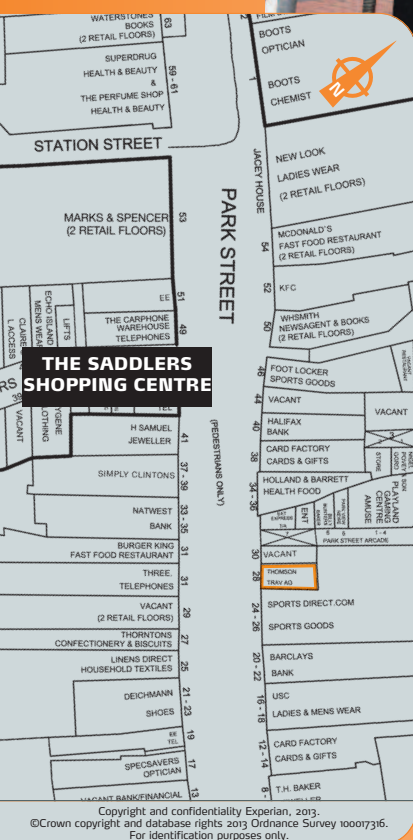
### Well located Retail Investment

- Ground and basement let to TUI UK Retail Limited (t/a Thomson)
- Tenant in occupation since July 2004
- Prime pedestrianised town centre location

- Opposite The Saddlers Shopping Centre
- Nearby occupiers include Marks & Spencer, Waterstones, BHS, Primark, Boots, Holland & Barrett, New Look and Sports Direct



On behalf of



### Location

Miles: 9 miles north-west of Birmingham  
6 miles east of Wolverhampton  
Roads: A34, A454, A461, A4148, M6 (Junction 10)  
Rail: Walsall Railway Station (direct to Birmingham New Street approximately 22 mins)  
Air: Birmingham International Airport

### Situation

The property is situated in a prime retailing position on the eastern side of the pedestrianised Park Street, opposite The Saddlers Shopping Centre in the heart of the town centre. Nearby occupiers include Marks & Spencer, Waterstones, BHS, Primark, Boots, Holland & Barrett, New Look and Sports Direct. Immediately to the rear of the property is St Paul's Bus Station, and Walsall Railway Station is approximately 150 metres to the west.

### Description

The property forms part of a larger building and comprises ground floor retail accommodation with ancillary accommodation in the basement.

### Tenure

Long Leasehold. Held for a term of 125 years from 11th August 1982 at a rent of £1 p.a.x.

### VAT

VAT is applicable to this lot.

**Six Week Completion (subject to landlord's consent to assign)**

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	58.81 sq m (633 sq ft)	<b>TUI UK RETAIL LIMITED</b> (t/a Thomson) (1)	1 year from 01/01/2015 on a full repairing and insuring lease	£32,000	31/12/2015
Basement	Ancillary	46.87 sq m (505 sq ft)				
<b>Totals</b>		<b>105.68 sq m (1,138 sq ft)</b>			<b>£32,000</b>	

(1) Tui Group is the world's number one tourism business consisting of 1,800 travel agencies and six airlines. It is jointly listed on the London and Frankfurt Stock Exchanges. (Source: www.tuigroup.com). TUI UK Retail Limited are part of TUI AG. TUI AG employs 77,000 people in 130 different countries. For further information please refer to www.tuigroup.com.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details

### Seller's Solicitors:

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