

lot 18

Vodafone, 4 Dudley Street, Wolverhampton
West Midlands WV1 3EN

Rent
£70,000
per annum
exclusive

Freehold Retail Investment

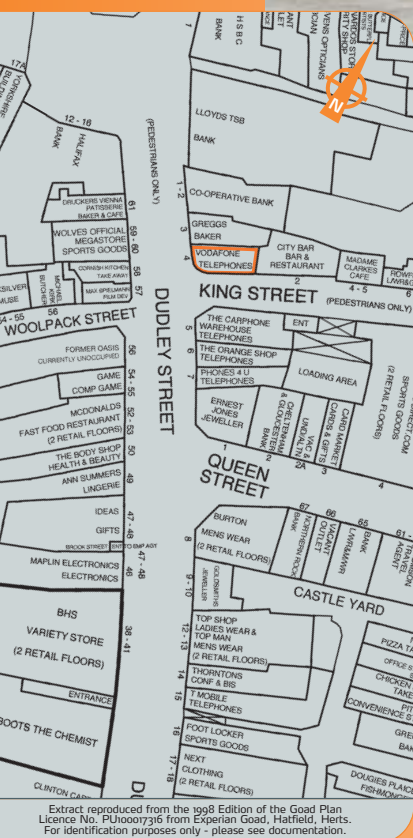
- Entirely let to Peoples Phone Ltd, with guarantee, trading as Vodafone
- Approximately 125.84 sq m (1,355 sq ft)

- Prominent position on prime pedestrianised retail thoroughfare
- Nearby occupiers include Co-Operative Bank, The Carphone Warehouse and McDonald's



On behalf of
Joint LPA Receivers

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Real value in a changing world



Location

Population: 236,600
Miles: 12 miles north west of Birmingham
7 miles west of Walsall
20 miles east of Telford

Roads: M6, M54, M5
Rail: Wolverhampton
Air: Birmingham International

Situation

The property is prominently situated on the east side of Dudley Street, Wolverhampton's prime pedestrianised retail thoroughfare. Nearby occupiers include Co-Operative Bank, The Carphone Warehouse and McDonald's.

Description

The property comprises a GROUND FLOOR RETAIL UNIT with STAFF AND STORAGE ACCOMMODATION on the first floor and BASEMENT STORAGE. Access to the basement is via a hatch only.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

NB: This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	66.58 sq m (717 sq ft)	PEOPLES PHONE LTD, guaranteed by VODAFONE MULTIMEDIA LTD (t/a Vodafone) (1)(2)	15 years from 29/09/1999 on a full repairing and insuring lease	£70,000	29/09/2009
First	Staff & Storage	59.26 sq m (638 sq ft)				
Basement	Storage	Not Measured				
Totals		125.84 sq m (1,355 sq ft)			£70,000	

(1) Peoples Phone Ltd and Vodafone Multimedia Ltd are subsidiaries of Vodafone Group plc. For the year ending 31st March 2010, Vodafone Group plc reported a turnover of £44,472,000,000, pre-tax profits of £8,674,000,000 and a net worth of £16,123,000,000. (Source: www.riskdisk.com 23/09/2010)
(2) Please note, Vodafone Ltd, a subsidiary of Vodafone Group plc, are paying the rent.

For further details please contact:

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