lot 9

Gala Bingo, 1 Streetly Road Stockland Green, Birmingham B23 7BH

Rent £83,160 per annum exclusive with imminent Freehold Leisure Investment

- Let to Gala Leisure Limited until 2039
- Prominent corner location in a busy Birmingham suburb
- Annual RPI linked rental increases subject to a minimum of o% and maximum of 4%
- Nearby occupiers include Lloyds Pharmacy, Kwik Fit and Ladbrokes
- Approximate site area of 0.19 hectares (0.48 acres) with on-site parking



On behalf of

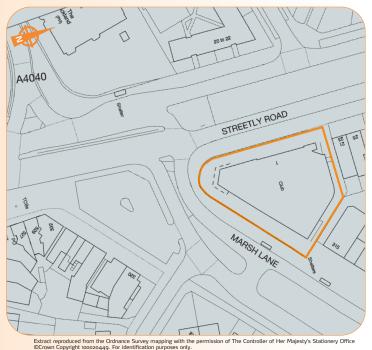






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Location

Miles: 3.5 miles north-east of Birmingham 19 miles north-west of Coventry 46 miles south-west of Nottingham

Roads: A4040, M6

Erdington Railway Station Birmingham City Airport Rail:

Stockland Green is a busy and popular residential suburb of Birmingham situated some 3.5 miles north-east of Birmingham City Centre. The property is situated in a prominent and busy crossroad intersection, close to the A4040 on the eastern side of Streetly Road and at its junction with Marsh Lane (B4531). The A4040 provides direct access to the M6 which is some 1 mile away.

The property comprises a former cinema, currently used as a bingo hall. The property benefits from a large site area of approximately 0.19 hectares (0.48 acres), with on-site parking.

Tenure

Freehold.

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) Tenant	Term	Rent p.a.x.	Reviews
Ground Mezzanine First Second	Bingo Hall Ancillary Bingo Hall Plant Rooms			25 years from 19/12/2014 on a full repairing and insuring lease	£83,160	19/12/2015 Annual rental increases linked to RPI (2)
Totals		1,924.53 sq m (20,715 s	q ft)	£83,160		

(1) For the year ending 27th September 2014, Gala Leisure Limited reported a turnover of £280,062,000, pre-tax profits of £78,983,000 and a total net worth of £258.505,000. (Source: www.experian.co.uk 03/11/2015)

(2) The rent reviews are linked to the Retail Price Index subject to a minimum of 0% and maximum of 4% with the next review in December 2015.

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