

lot 19

7 Bridge Street, Stourport-on-Severn
Worcestershire DY13 8XD

Rent
£55,000
per annum
exclusive

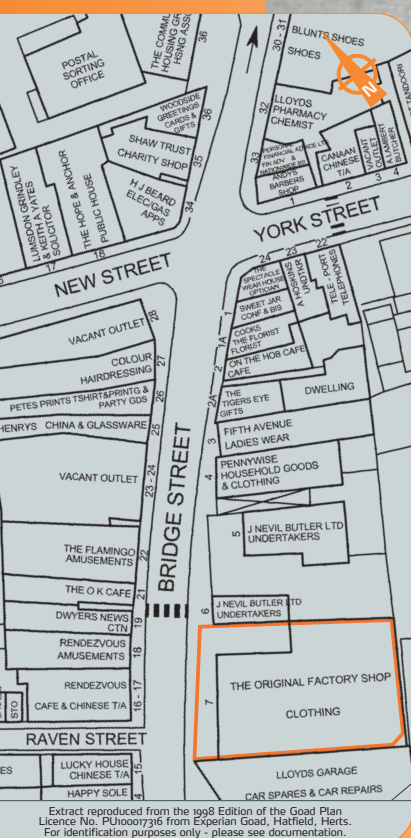
Freehold Retail Investment

- Entirely let to The Factory Shop Ltd until 2020
- Prominent position in town centre location
- August 2010 rent review (Notice served at £75,000 p.a.x.)

- Nearby occupiers include W H Smith, Boots the Chemist and HSBC
- Significant redevelopment plans underway adjacent to the site



On behalf of the Liquidator



Location

Miles: 5 miles south-west of Kidderminster
12 north of Worcester
18 miles south of Wolverhampton
Roads: A451, M5, M42
Rail: Hartlebury
Air: Birmingham Airport

Situation

The property is situated fronting the busy main road of Bridge Street, opposite its junction with Raven Street, approximately 100 yards from the High Street with retailers including W H Smith, Boots the Chemist and HSBC.
To the rear of the property is the Canal Basin where land owned in partnership by Vantage West Midlands, British Waterways and Wyre Forest District Council is subject to redevelopment proposals

including high density residential and leisure uses. The proposal also includes the Lloyds garage site immediately adjacent to the subject property which has been compulsorily purchased by the local authority with a view to creating a link between the basin development and Bridge Street. Further details can be found in the Wyre Forest District Council 2004 Adopted Local Plan, available at www.wyreforestdc.gov.uk

Description

The property comprises a LARGE GROUND FLOOR RETAIL UNIT benefiting from a FORECOURT adjacent to the front providing access to the property via a roller shutter loading door.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	738.21 sq m (7,946 sq ft)	THE FACTORY SHOP LTD (1)	15 years from 22/08/2005 until 21/08/2020	£55,000	22/08/2010 (2) and 22/08/2015
Totals		738.21 sq m (7,946 sq ft)			£55,000	

(1) For the year ending 29th March 2009, The Factory Shop Ltd reported a turnover of £86,144,000 pre-tax profits of £8,730,000 and shareholders' funds of £7,807,000. (Source: www.riskdisk.com 04/06/2010)

(2) Please note that the landlord has served a rent review notice proposing a new rent of £75,000 p.a.x.

For further details please contact:

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