

Lot 51

£95,000 per annum
exclusive

17 Park Street,
Walsall, West Midlands WS1 1LY

Freehold Retail Investment



Key Details

- Entirely let to Specsavers Optical Superstores Limited
- Lease expires July 2024 (subject to option)
- Prime trading location on pedestrianised Park Street
- Nearby occupiers include Marks & Spencer, Primark, Boots the Chemist, Costa, Superdrug and Sports Direct
- Close to The Saddlers Shopping Centre

Location

Miles: 6 miles east of Wolverhampton
9 miles north-west of Birmingham
Roads: A34, A454, A461, A4148, M5, 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 western side of the pedestrianised Park Street, near to The Saddlers Shopping Centre in the heart of the town centre. Nearby occupiers include Marks & Spencer, Primark, Boots the Chemist, Costa, Superdrug and Sports Direct. The nearby Saddlers Shopping Centre car park provides car parking for approximately 480 cars.

Description

The property comprises a ground floor shop with consultation rooms and ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

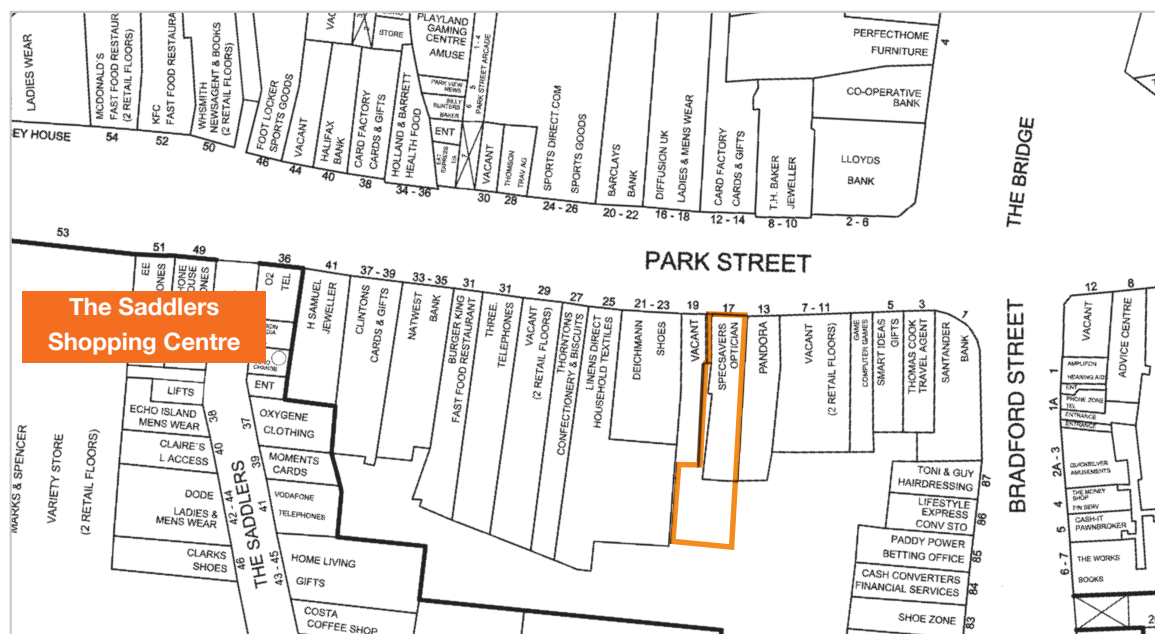
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	228.73 sq m (2,462 sq ft)	SPECSAVERS	15 years from	£95,000	17/07/2019
First	Consultation Rooms/ Ancillary	61.90 sq m (666 sq ft)	OPTICAL	17/07/2009 until		
Second	Ancillary	56.60 sq m (609 sq ft)	SUPERSTORES LIMITED (1)	16/07/2024 on a full repairing and insuring lease (2)		
Totals		347.23 sq m (3,737 sq ft)			£95,000	

- (1) For the year ending 29th February 2016, Specsavers Optical Superstores Limited reported a turnover of £673,564,000, pre-tax profits of £28,776,000 and a total net worth of £53,648,000 (Source: Experian Group 06/02/2017).
(2) The lease provides for a tenant option to determine on 17/07/2019 subject to six months' prior written notice.



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