

# Lot 71

£152,679 p.a.x (gross)  
£122,679 p.a.x (net)

Dulux Decorator Centre, Unit A, 60-72 New Town Row,  
**Birmingham, West Midlands B6 4HP**

City Centre Retail Investment





# Tenancy and accommodation

Lot 71

£152,679 p.a.x (gross)  
£122,679 p.a.x (net)

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x. (gross)	Reversion
Ground	Retail/Ancillary	1,031.97 sq m	(11,108 sq ft)	IMPERIAL CHEMICAL INDUSTRIES LTD (1)	20 years from 21/09/2001	£152,679	20/09/2021
Total		1,031.97 sq m	(11,108 sq ft)			£152,679	

(1) For the year ending 31st December 2015, Imperial Chemical Industries Limited reported a turnover of £485,000,000, pre-tax profits of £108,000,000 and a net worth of £4,173,000,000 (Source: Experian Group 03/03/2017). Imperial Chemical Industries Limited are part of Akzo Nobel who are the leading global paints and coatings company and a major producer of specialty chemicals. They employ approximately 45,000 people in around 80 countries and their portfolio includes well-known brands such as Dulux, Sikkens, International, Interpon and Eka (Source: www.akzonobel.com 03/03/2017).

## Key Details

- Let to Imperial Chemical Industries Ltd t/a Dulux Decorator Centre
- Prominent Roadside Location
- 0.5 miles from Birmingham City Centre
- Includes car parking

## Location

Miles: 0.5 miles from Birmingham city centre  
Roads: A4540, A38(M)  
Rail: Birmingham Snow Hill Station  
Air: Birmingham International Airport

## Situation

The property is prominently situated in a very busy commercial location on the west side of New Town Row, north of the city centre and close to the junction with the A4540 which links directly to the A38(M), approximately 300 metres from the property. Birmingham Snow Hill Station is located some 0.5 miles south of the property. Neighbouring occupiers include Speedy Hire and Floors 2 Go.

## Description

The property comprises a substantial city centre ground floor trade counter with significant frontage to New Town Row and forms part of a larger building. The property benefits from an undercroft loading bay and customer car parking. The tenant refurbished the unit in 2016.

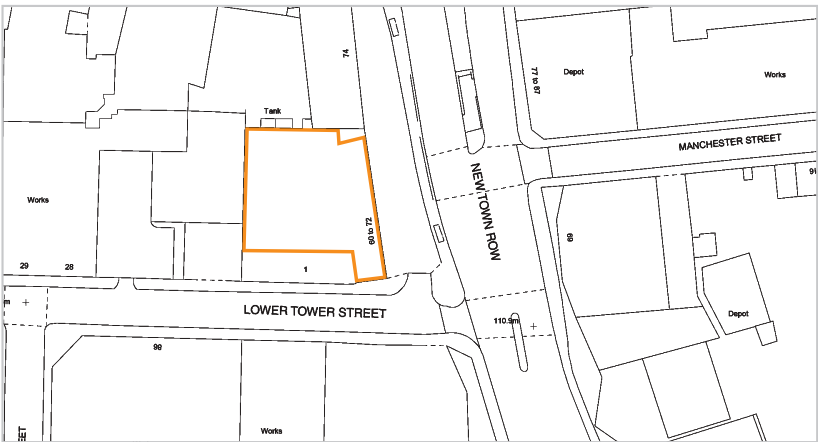
## Tenure

Long Leasehold. Held for a term of 125 years from January 2013 at an initial rent of £30,000 per annum exclusive. The headlease provides for the rent to increase every 10th year by 2% per annum compounded.

## VAT

VAT is not applicable to this lot.

## Six Week Completion



Acuitus  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

Acuitus  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Brodies LLP  
Laurence Douglas  
+44 (0)131 656 0140  
laurence.douglas@brodies.com