

# Lot 23

£40,500 per annum exclusive

113 High Street,  
**Bromsgrove, Worcestershire B61 8AE**  
 Freehold Retail Investment



## Key Details

- Let to Burton/Dorothy Perkins Properties Limited with a guarantee from Arcadia Group Limited
- 5 year lease from 2015 (lease renewal)
- Tenant in occupation for over 10 years
- Re-based rent
- Approximately 4,809 sq ft
- Nearby occupiers include Asda Superstore, Argos, Iceland and Boots the Chemist
- Prominent position on pedestrianised High Street

## Location

- Miles:** 15 miles north-east of Worcester  
 15 miles south-west of Birmingham
- Roads:** A38, A448, M5, M42
- Rail:** Bromsgrove Railway Station (links to Birmingham New Street and London Euston)
- Air:** Birmingham International Airport

## Situation

The property is situated on the western side of the pedestrianised High Street, close to its junctions with Mill Lane and Chapel Street, in the heart of Bromsgrove town centre. Nearby occupiers include Asda Superstore, Iceland and Boots the Chemist, with Costa, Edinburgh Woollen Mill, Peacocks, WHSmith and branches of Barclays, Halifax and Lloyds also represented on High Street. Recreation Road South Car Park is a short walk away which provides car parking for approximately 350 cars.

## Description

The property comprises a well configured shop with sales and ancillary accommodation on both ground and first floors.

## Tenure

Freehold.

## VAT

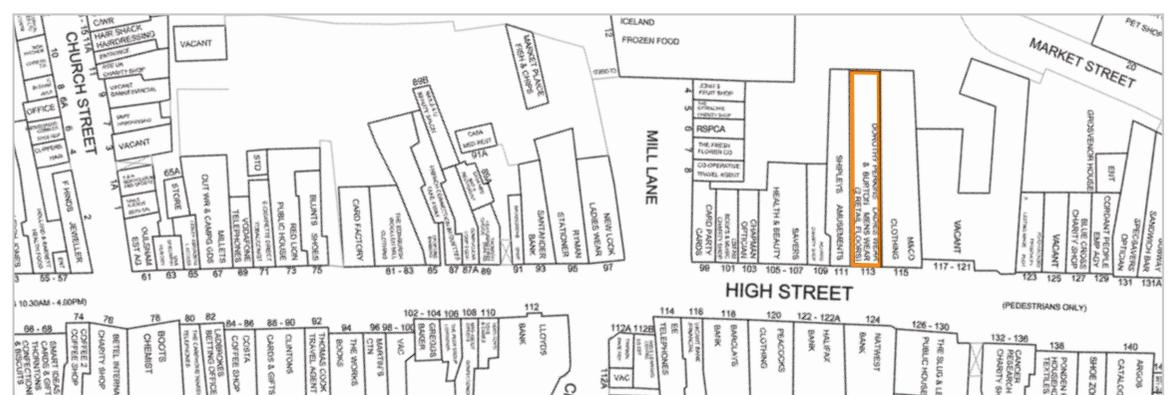
VAT is applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	281.00 sq m (3,024 sq ft)	BURTON/DOROTHY PERKINS PROPERTIES LIMITED (1) with a guarantee from Arcadia Group Ltd (2)	5 years from 01/06/2015 on a full repairing and insuring lease	£40,500
First	Retail/Ancillary	165.80 sq m (1,785 sq ft)			
<b>Total</b>		<b>446.80 sq m (4,809 sq ft)</b>			<b>£40,500</b>

- (1) Dorothy Perkins has around 400 UK stores and is growing a global presence with around 125 outlets in countries including Spain, Gibraltar, Cyprus, Turkey and Singapore. For the year ending 27th August 2016, Burton/Dorothy Perkins Properties Limited reported a turnover of £10,971,000, pre-tax profits of £199,000 and a total net worth of £-272,000 (Sources: www.dorothyperkins.com and Experian Group 25/10/2017).
- (2) For year ending 27th August 2016, Arcadia Group Limited reported a turnover of £2,009,788,000, pre-tax profits of £130,718,000 and a total net worth of £2,354,495,000 (Source: Experian Group 25/10/2017).



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