

Lot 57

£75,000 per annum exclusive

12-14 Park Street, Walsall, West Midlands WS1 1NG

Prime Freehold Retail Investment



Key Details

- Let to Sportswift Limited (t/a Card Factory) with about 930 branches
- October 2017 tenant break option not exercised
- Double-fronted shop comprising approximately 3,454 sq ft
- Nearby occupiers include Primark, Sports Direct, Specsavers, Holland & Barrett, Pandora and Boots the Chemist
- Excellent pedestrianised location within Walsall town centre
- Saddlers Shopping Centre close by with parking for approximately 480 cars

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 occupies a 100% prime retailing location on the eastern side of the pedestrianised Park Street. Multiple retailers located nearby include Primark, Game, Specsavers, Sports Direct, WHSmith, McDonald's, Holland & Barrett and Boots the Chemist.

Description

The property comprises a modern good sized ground floor retail unit with storage/staff accommodation at first floor level with a good loading area at the rear of the property.

Tenure

Freehold.

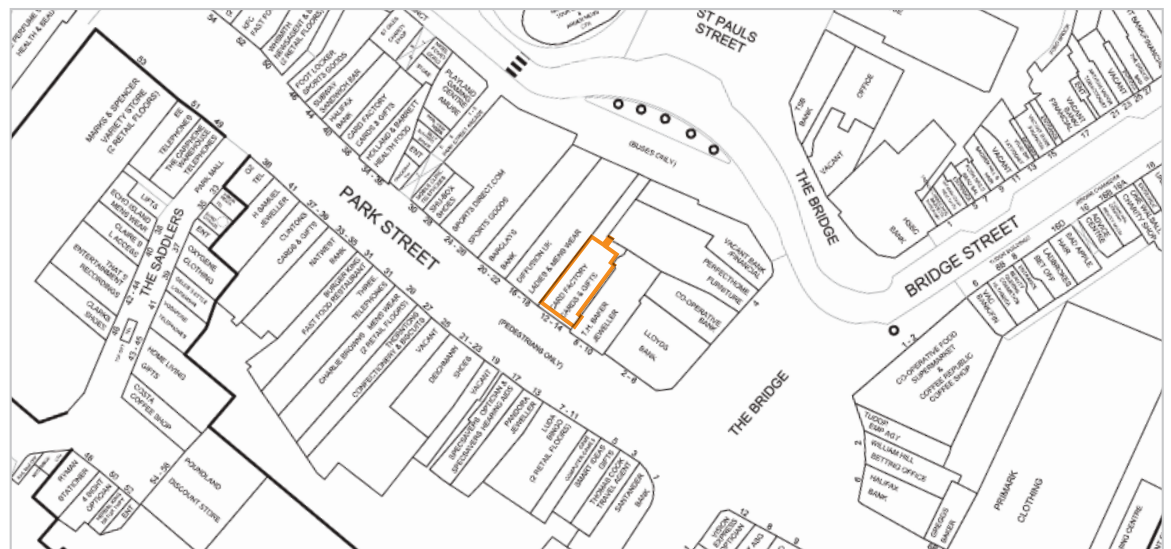
VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	167.20 sq m (1,800 sq ft)	SPORTSWIFT	11 years and 1 day from	£75,000
First	Ancillary	153.70 sq m (1,654 sq ft)	LIMITED (1)	04/10/2011 on a full repairing and	
Second	Ancillary (hatch access)	-	t/a Card Factory	insuring lease	
Total		320.90 sq m (3,454 sq ft)			£75,000

(1) For the year ending 31st January 2017, Sportswift Limited, with about 930 branches, reported a turnover of £379,540,000, pre-tax profits of £81,718,000 and a total net worth of £62,010,000. Sportswift Limited is a wholly owned subsidiary of Card Factory Plc who for the year to January 2018 reported a turnover of £422.1 million and pre-tax profits of £72.6 million (Source: Experian Group 11/09/2018).



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Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Watkins
+44 (0)20 7034 4861
george.watkins@acuitus.co.uk

Seller's Solicitors: Thursfields
Mike Brien
+44 (0)121 647 5261
mbrien@thursfields.co.uk