

43 High Street, Dudley, West Midlands DY1 1NZ

Freehold Retail and Office Investment

Lot 76

£23,250 per annum
exclusive (1)



CGI of Shop Frontage



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	154 sq m (1,658 sq ft)	BARNARDO'S (2)	10 years from 2018 (1)	£17,000 (1)	2023
First	Offices	80 sq m (861 sq ft)	BSL ASSIST LIMITED with personal guarantee (3)	3 years from 25/09/2017 (4)	£6,250	
Second	Offices	88 sq m (947 sq ft)				
Total		322 sq m (3,466 sq ft)			£23,250 (1)	

(1) Terms for a 10 year lease at £17,000 per annum with an option to determine in the 5th year have been agreed and are currently in solicitors hands, due to complete imminently. The tenant will have a 12 month rent free period. The Seller will adjust completion monies so that the unit effectively produces £17,000 per annum from completion of the sale.

(2) Barnardo's has over 10,000 volunteers in its 700 shops (Source : www.barnardos.org.uk).

(3) BSL-Assist was established with the aim of providing employment service, advice and guidance to the deaf and hard of hearing community (Source : www.bsl-assist-co-uk).

(4) Tenant's option to determine at any time after the first year upon 3 months' notice.

Key Details

- Prominent town centre location
- Ground to be let to Barnardo's on a new 10 year lease (1)
- Self-contained upper floor offices
- VAT-free investment

On Behalf of  Mapeley

Location

Miles: 8 miles north-west of Birmingham
6 miles south of Wolverhampton
6 miles north of Stourbridge
30 miles north of Worcester

Roads: A461, A4036, A4123, M5

Rail: Dudley Port Railway Station

Air: Birmingham Airport

Situation

Dudley is an important commercial and residential centre in the West Midlands, 6 miles south-east of Wolverhampton, 11 miles north-west of Birmingham and 30 miles north of Worcester. The town benefits from good road communications, being located near the A4036, A4123 and 3 miles west of the M5. The property is located in the town centre on High Street, opposite its junction with Stone Street. Occupiers nearby include Wilko, Shipleys Amusements, Co-operative, Barclays, HSBC, Nationwide and Ryman.

Description

The property comprises a ground floor shop with self-contained first and second floor offices above. Access to the upper floors is via High Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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