

Lot 33

£73,740 per annum
exclusive

409 Stourport Road,
Kidderminster, Worcestershire DY11 7BG
Freehold Veterinary, Retail & Residential Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Unit A	Ground	Veterinary	167 sq m	(1,797 sq ft)	VETS 4 PETS (KIDDERMINSTER) LIMITED guaranteed by VETS 4 PETS LIMITED (1)	15 years from 25/02/2013 on a full repairing and insuring lease	£24,000
Unit B	Ground	Retail	275 sq m	(2,960 sq ft)	PETS CORNER LIMITED (2)	20 years from 19/04/2013 on a full repairing and insuring lease	£30,000
Flat C	First	Residential	3 rooms, kitchen & bathroom		INDIVIDUAL	6 months from 24/08/2018	£6,300
Flat D	First	Residential	3 rooms, kitchen & bathroom		INDIVIDUAL	12 months from 10/02/2017	£6,540
Flat E	Second	Residential	3 rooms, kitchen & bathroom		INDIVIDUAL	6 months from 7/11/2017	£6,900
Total Commercial			442 sq m	(4,757 sq ft)			£73,740

(1) Vets 4 Pets has 480 practices nationwide (Source:- www.vets4pets.com).

(2) For the year ended 30th September 2017, Pets Corner Limited reported a turnover of £46,159,331 pre-tax profits of £2,113,447 and a net worth of £4,156,416 (Source: Experian 7th June 2019). Founded in 1968, with 149 stores across the UK (Source:- www.petscorner.co.uk).

NB: Please note a relation of the vendor is employed by Acuitus.

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Key Details

- Prominent roadside location
- Part let to Vets 4 Pets (Kidderminster) Ltd, guaranteed by Vets 4 Pets Ltd on a lease expiring 2028 (no breaks)
- Part let to Pets Corner Limited on a lease expiring 2033 (no breaks)
- Includes three flats and on-site parking for 24 cars on 0.54 acres
- Modern purpose built property

Location

Miles: 17 miles south-west of Birmingham
17 miles south of Wolverhampton
15 miles north of Worcester

Roads: M5, M42, A448, A449, A451

Rail: Kidderminster Railway Station

Air: Birmingham International Airport

Situation

Kidderminster, with a population of circa 55,000, is located 17 miles south-west of Birmingham, 15 miles north of Worcester and 10 miles west of Bromsgrove. The town has good road communications, being located on the A449, A456, A442 and with the M5/M42 junction 11 miles to the east. The property is located in a predominantly residential suburb 0.5 miles south of the town centre, in a prominent roadside location on Stourport Road, close to its junction with Reservoir Road. Occupiers nearby include Tesco Express, Post Office, Halfords and Subway.

Description

This modern property comprises a ground floor veterinary practice and shop, together with 3 x two bedroom flats above on first and second floors. The flats have a separate access via Stourport Road. Flat E on the second floor is the largest flat, extending across both first floor flats. The property includes 24 marked car parking spaces on a site of approximately 0.54 acres (0.22 hectares).

Tenure

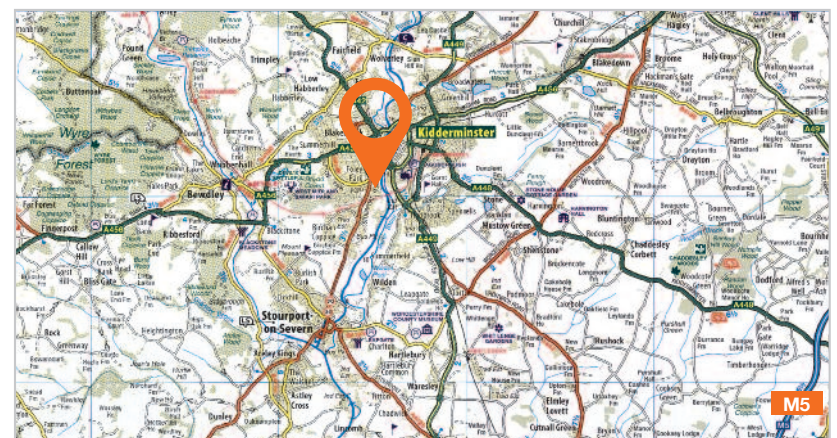
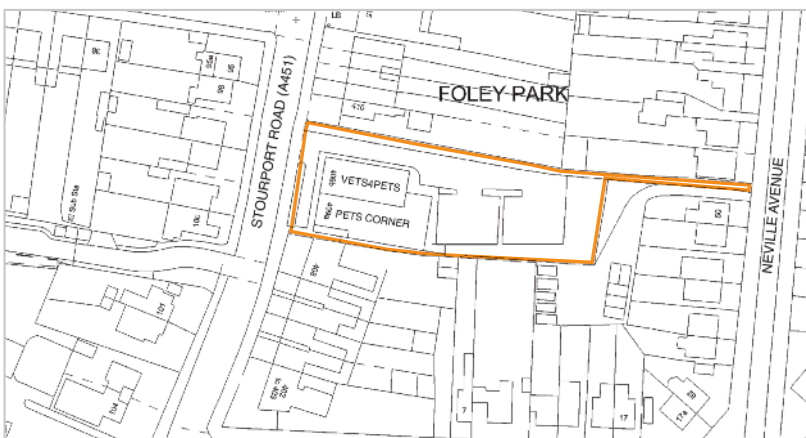
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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