

Lot 12

£149,818.04 per annum
exclusive rising in
December 2019

Bushbury Lane, Wolverhampton, West Midlands WV10 9TU Freehold Leisure Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Leisure	2,300 sq m (24,760 sq ft)	BUZZ GROUP LIMITED formerly GALA LEISURE LIMITED (1)	25 years from 19/12/2014 on a full repairing and insuring lease	£149,818.04	19/12/2019 Annual rental increases linked to RPI (2)
Total		2,300 sq m (24,760 sq ft)			£149,818.04	

- (1) For the year ended 13th January 2018, Buzz Group Limited reported a turnover of £267,804,000, pre-tax profits of £13,692,000 and a net worth of £149,048,000 (Source: Experian 07/06/2019). "We're already Britain's biggest Bingo club and now we're online too. We're proud to have 119 real clubs, a community of over 1 million real people" (Source: www.buzzbingo.com).
- (2) The rent reviews are linked to the Retail Price Index subject to a minimum of 1% and a maximum of 4% with the next review in December 2019.



Lot 12

£149,818.04 per annum
exclusive rising in
December 2019

Key Details

- Let to Buzz Group Ltd (formerly Gala Leisure Ltd) on a lease expiring 2039 (no breaks)
- Annual RPI linked rental increases subject to a minimum of 1% and a maximum of 4%
- Opposite new part built residential development of 217 Barratt Homes
- 24,760 sq ft with 150 car parking spaces on a site of 2.5 acres
- VAT-free investment

On behalf of a Major Fund

Location

Miles: 17 miles north-west of Birmingham
33 miles south-east of Shrewsbury
33 miles south of Stoke-on Trent

Roads: A459, M5 (Junction 2)

Rail: Wolverhampton
(1 hour 49 minutes direct to London Euston)

Air: Birmingham International Airport

Situation

Wolverhampton is a large city and metropolitan borough in the West Midlands approximately 17 miles north-west of Birmingham. The property is located 2 miles north of Wolverhampton city centre in a mixed commercial and residential suburb. The property is prominently situated on Bushbury Lane, close to its junction with Showell Road. Bushbury Lane connects to Stafford Road (A449), which in turn connects to the M54 2.5 miles to the north. The property is adjacent to a new part built residential development of 217 Barratt Homes.

Description

The property is arranged on ground floor and comprises a bingo hall, bar, kitchen, offices, reception, WCs and storage accommodation. The property benefits from a car park with 150 spaces on a site of approximately 2.5 acres.

Tenure

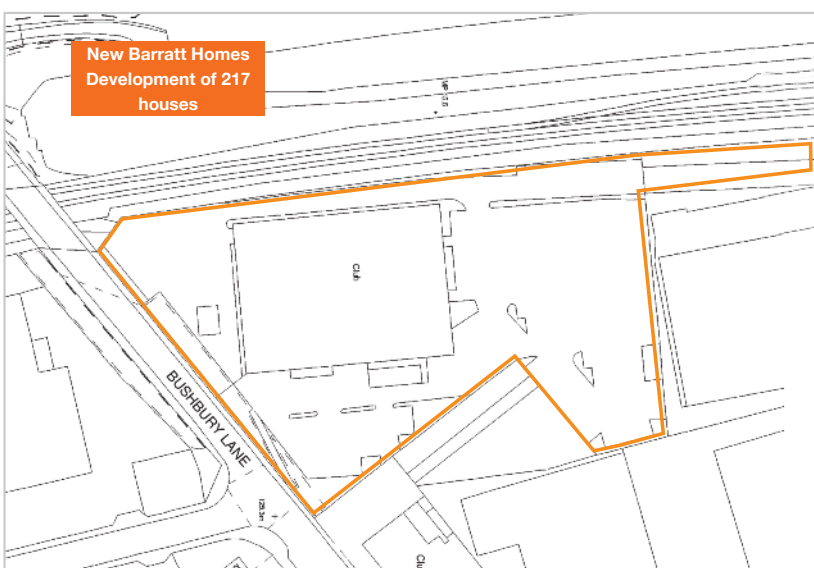
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
Peter Mayo
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Peter Cunliffe
+44 (0)20 7034 4852
peter.cunliffe@acuitus.co.uk

Seller's Solicitors: Hogan Lovells Solicitors
Janan Kanagaratnam
+44 (0)20 7296 2000
janan.kanagaratnam@hoganlovells.com