

# Lots 53-55

Lot 53 £65,000 p.a.x.  
Lot 54 £19,000 p.a.x.  
Lot 55 £20,000 p.a.x.

## 195, 197 and 199 High Street, West Bromwich, West Midlands B70 7QZ

A Parade of Three Freehold Retail Investments



Lot 53 £65,000 p.a.x.  
 Lot 54 £19,000 p.a.x.  
 Lot 55 £20,000 p.a.x.

**Tenancy and accommodation**

Lot	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversions)
53	Ground First	Retail Ancillary	220 sq m (1,345 sq ft) 125 sq m	GR & MM BLACKLEDGE PLC (1) t/a Bodycare	9 years expiring 23/06/2025	£65,000	24/06/2021
<b>Total</b>			<b>345 sq m (3,713 sq ft)</b>			<b>£65,000</b>	
54	Ground First	Retail Ancillary	95 sq m (1,022 sq ft) 54 sq m (581 sq ft)	BOOTS OPTICIANS PROFESSIONAL SERVICES LIMITED (2)	5 years from 29/11/2018 (3)	£19,000	(28/11/2023) (3)
<b>Total</b>			<b>149 sq m (1,603 sq ft)</b>			<b>£19,000</b>	
55	Ground First Second	Retail Ancillary Ancillary	91 sq m (609 sq ft) 56.50 sq m (656 sq ft) 61 sq m	SPEEDLOAN FINANCE LIMITED t/a Abermarle Bond (4)	5 years from 16/01/2015	£20,000	(15/01/2020)
<b>Total</b>			<b>208.50 sq m (2,244 sq ft)</b>			<b>£20,000</b>	

- (1) For the year ending 31st December 2017, GR and MM Blackledge Plc reported a turnover of £136,044,509, pre-tax profits of £2,739,038 and a total net worth of £29,873,192 (Source: Experian Group 06/06/2019). GR & MM Blackledge Plc is a retail group founded in 1970 and has been serving customers for over 45 years with current staffing levels of more than 1,500 employees. The company now trades as Bodycare from 130 stores (Source: www.bodycareplus.com).
- (2) For the year ending 31st August 2018, Boots Opticians Professional Services Limited reported a turnover of £388,826,000, pre-tax profits of £16,575,000 and a total net worth of £82,713,000 (Source: Experian Group 06/06/2019). With more than 600 branches across the UK (Source: www.boots.com/opticians).
- (3) The lease provides for a tenant option to determine on 28th November 2020. 28th November 2019 tenant option to determine NOT exercised.
- (4) Abermarle Bond currently trades from 15 branches nationwide in locations including Acocks Green, Derby, Oxford, Sutton-in-Ashfield and Wolverhampton under the Abermarle Bond and Herbert Brown brands (Source: www.albemarlebond.co.uk 06/06/2019).

**Key Details**

- Retail parade comprising three units with upper parts
- Let to tenants including GR & MM Blackledge Plc (t/a Bodycare) and Boots Opticians Professional Services Limited
- Boots option to determine in 2019 not exercised (3)
- Prominent town centre location close to Kings Square and Queens Square shopping centres and tenants including Argos, McDonald's and New Look

**Location**

**Miles:** 5 miles north-west of Birmingham  
 8 miles south-east of Wolverhampton  
**Roads:** A41, M5 (Junction 1), M6 (Junction 8)  
**Rail:** Sandwell and Dudley Railway Station  
**Air:** Birmingham International Airport

**Situation**

The properties occupy a prominent position on the northern side of the pedestrianised High Street, in close proximity to Queens Square and Kings Square shopping centres housing occupiers including Poundland, Boots the Chemist, Greggs, Superdrug, Iceland, Carphone Warehouse and H Samuel. Other nearby retailers include Argos, McDonald's, Farmfoods, Heron Foods and New Look. Queens Square Shopping Centre has a multi-storey car park providing approximately 820 car parking spaces.

**Description**

195 and 197 High Street both comprise ground floor shops with ancillary accommodation on the first floor. 199 High Street comprises a ground floor shop with ancillary accommodation on the first and second floors.

**Tenure**

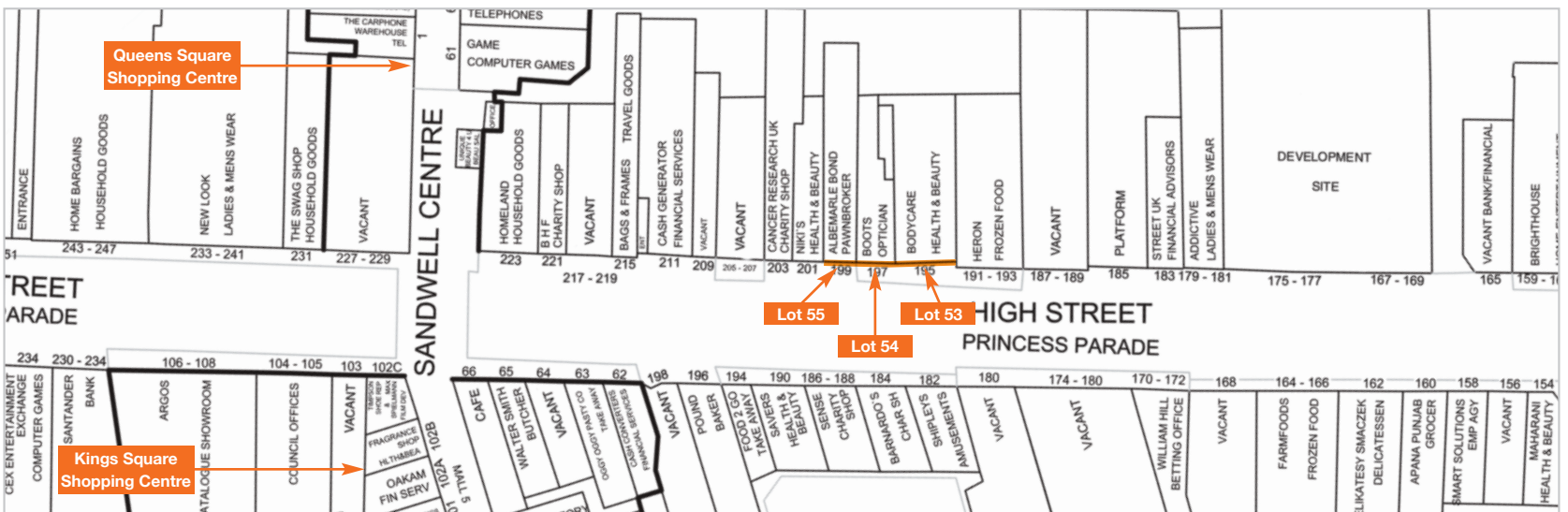
Freehold.

**VAT**

VAT is applicable to these lots.

**Energy Performance Certificate**

195 High Street - Band D.  
 197 High Street - Band D.  
 199 High Street - Band D.  
 See legal pack at acuitus.co.uk



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

**Acuitus**  
 Billy Struth  
 +44 (0)20 7034 4854  
 billy.struth@acuitus.co.uk

**Seller's Solicitors: Walker Morris LLP**  
 Clare Wood  
 +44 (0)113 399 1931  
 clare.wood@walkermorris.co.uk