

# Lot 21

£40,000 per annum exclusive

## 20-21 Market Place, Dudley, West Midlands DY1 1PJ Freehold Retail Investment



### Key Details

- Let to Done Brothers (Cash Betting) Limited
- Prominent town centre location on pedestrianised Market Place
- Nearby occupiers include Costa Coffee, Holland & Barrett, Iceland, Specsavers, Warren James, Greggs, J D Wetherspoon, Domino's, Wilko, Poundland and Boots the Chemist
- High yielding on Guide Price
- In the same ownership for nearly 25 years

### Location

Miles: 11 miles west of Birmingham  
Roads: A459, A4037, M5  
Rail: Tipton  
Air: Birmingham Airport

### Situation

Dudley is an important commercial centre in the West Midlands, approximately 11 miles north-west of central Birmingham. The property is located on the south side of the pedestrianised Market Place, opposite Dudley Open Air Market, in a prominent position adjacent to Churchill Shopping Centre, which includes retailers such as Costa Coffee, Holland & Barrett, Iceland, Specsavers, Warren James and Greggs. Other nearby retailers on Market Place and the adjoining High Street include J D Wetherspoon, Domino's, Wilko, Poundland and Boots the Chemist.

### Description

The property comprises a three storey building arranged as a ground floor shop/betting office with ancillary accommodation on first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

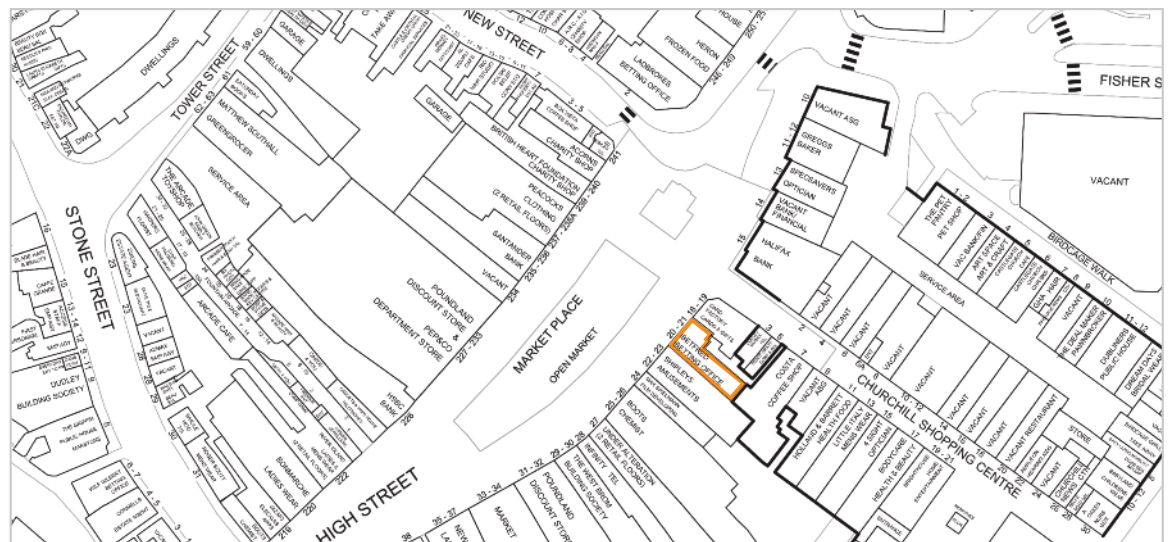
### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	105.90 sq m	(1,140 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED (1)	15 years from 12/11/2007 on a full repairing and insuring lease	£40,000
First	Ancillary	95.70 sq m	(1,030 sq ft)			
Second	Ancillary	30.90 sq m	(333 sq ft)			
<b>Total</b>		<b>232.50 sq m</b>	<b>(2,503 sq ft)</b>			<b>£40,000</b>

(1) Betfred is one of the biggest and most well-known gambling brands on the high street, with over 1,600 shops (source: www.betfred.com 24/02/2020).



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