

Lot 31

£19,500 Per Annum
Exclusive

248 Duchess Parade, High Street, West Bromwich, West Midlands B70 7QG

Freehold Retail & Commercial Investment



Key Details

- Shop let on a new 10 year lease (subject to option)
- Adjacent to McDonalds
- Pedestrianised Town Centre Location
- Close to both Queens Square & Kings Square Shopping Centre's

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 southern side of the pedestrianised High Street, in close proximity to Queens Square and Kings Square Shopping Centres housing retailers including Poundland, Boots the Chemist, Greggs, Superdrug, Iceland and H Samuel. Other nearby retailers include McDonald's, Farmfoods and Heron Foods. Car parking with over 820 car parking spaces is nearby.

Description

The property comprises a ground floor shop with ancillary accommodation at first floor fronting High Street, together with a separately let Storage unit on ground and first floor to the rear. The tenant of the rear storage unit trades from 250 High Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

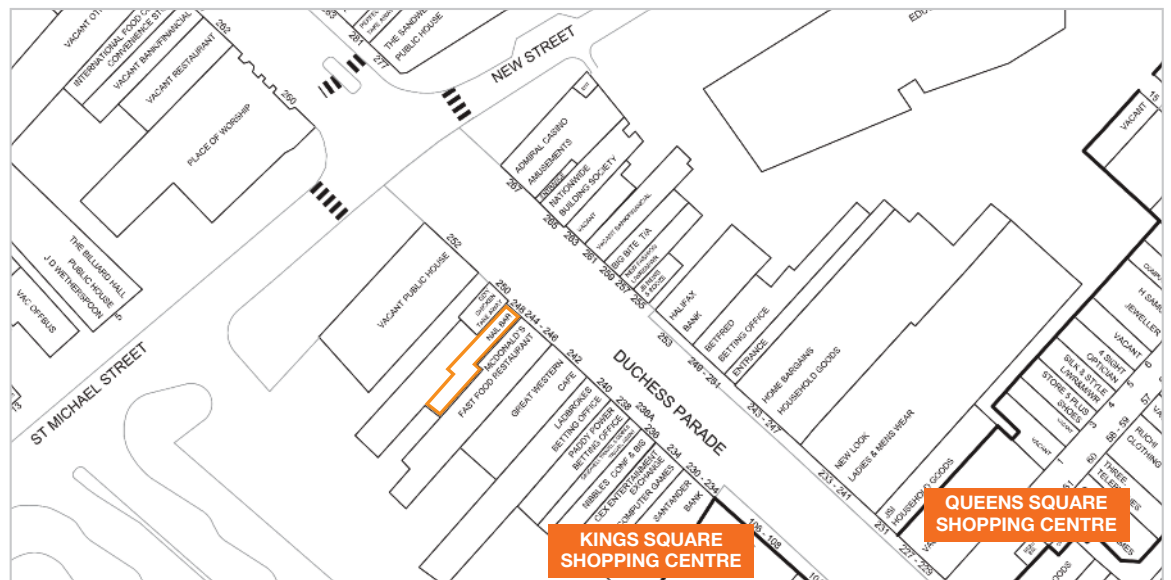
Note

Please note the buyer will pay 1.5% + VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	76.10 sq m (820 sq ft)	N.H.N. NGUYEN	10 years from 12/03/2021 until 11/03/2031 (1)	£15,000	12/03/2026 (11/03/2031)
First	Ancillary	31.30 sq m (337 sq ft)	(t/a Nail Bar)			
Ground	Storage	63.80 sq m (687 sq ft)	ECONIKA	5 years from 14/08/2019 until 13/08/2024 (2)	£4,500	(13/08/2024)
First	Storage	56.30 sq m (606 sq ft)	LIMITED (3)			
Total		227.50 sq m (2,450 sq ft)			£19,500	

- (1) subject to a tenant option to determine on 12th March 2026
- (2) subject to a tenant option to determine on 14th August 2022
- (3) Econika Ltd trade from the adjoining shop at 250 High Street (250 High Street is not included in the sale)



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