



## Walsall

### Tudor House

#### 6-16 Bridge Street

#### West Midlands

#### WS1 1DP

- **Long Leasehold Parade of Shops and Residential Ground Rent Investment**
- Comprising a parade of four shop units
- Tenants include Ladbrokes
- Close to the Old Square Shopping Centre
- Restricted vehicular access street
- Rent Reviews from August 2018
- Total Current Rents Reserved  
**£81,500 pa**  
**rising to £83,000 pa**

### Tenure

Leasehold. Held for a term of years from 7th April 2003 to 26th July 2137 (thus having some 119 years unexpired) at a fixed ground rent of a peppercorn.

### Location

Walsall, with a population of 175,000, is a busy West Midlands town located some 8 miles north-west of Birmingham. The town benefits from good access to the national motorway network, lying adjacent to the M6 Motorway (Junctions 8, 9 and 10). Walsall Rail Station is to the rear, accessed via The Saddlers Shopping Centre, and there is public car parking nearby.

The property is situated on the south side of Bridge Street, on the restricted vehicular section between The Bridge and Freer Street.

Occupiers close by include a Co-op supermarket, Primark, Greggs, Halifax, William Hill, HSBC, Nationwide and an entrance into the Old Square Shopping Centre.

### Description

The property is arranged on basement, ground and two upper floors to provide a parade of four shops, three of which have basements, together with residential accommodation on the two upper floors which has been sold off on a long lease.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
6	Chongz Limited	Gross Frontage 6.60 m Shop Depth 11.05 m Basement (1) 71.50 sq m	(21' 8") (36' 3") (770 sq ft)	6 years from 25.08.2017 Tenant's option to break on 25.08.2020 FR & I by way of service charge	£18,500 p.a. Reversion 2023
8B	M Ajaib (t/a Beauty Queen Cosmetics)	Gross Frontage 7.40 m Shop Depth 12.60 m Basement 85.15 sq m Ground Floor 84.25 sq m	(24' 4") (41' 4") (917 sq ft) (907 sq ft)	5 years from 30.06.2017 FR & I by way of service charge	£24,000 p.a. rising to £25,500 (2) Reversion 2022
10/12	Ladbrokes Betting and Gaming Ltd	Gross Frontage 7.75 m Shop Depth 11.45 m Basement 51.55 sq m Ground Floor 73.85 sq m	(25' 5") (37' 7") (555 sq ft) (795 sq ft)	10 years from 30.08.2013 Rent review in the 5th year (3) FR & I by way of service charge	£20,000 p.a. Rent Review August 2018
14/16	Bad Apple Hair	Gross Frontage 6.70 m Shop Depth 12.30 m Ground Floor 76.00 sq m	(21' 11") (40' 4") (818 sq ft)	10 years from 23.05.2014 Rent review and tenant option to break in the 6th year FR & I by way of service charge	£19,000 p.a. Reversion 2024
1st and 2nd Floors	Tudor House (Walsall) Ltd	First and Second Floor – Residential	212 years (less 10 days) from 31.07.2005	One bottle of wine, if demanded	

(1) Not inspected by Allsop. Area from [www.voa.gov.uk](http://www.voa.gov.uk)

(2) The rent rises to £24,500 per annum on 30th June 2019, £25,000 per annum on 30th June 2020 and £25,500 per annum on 30th June 2021.

(3) The tenant has an option to break on 30th August 2018, the notice period for which has now passed and the break clause can no longer be operated.

**Total £81,500 p.a.**

On the Instructions of

**REI**  
Real Estate Investors Ltd

**COMPLETION 29TH JUNE 2018**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** B Kang Esq, Clark Brookes Turner Cary. Tel: 0121 553 2576 e-mail: [baldev.kang@cbtcsolicitors.co.uk](mailto:baldev.kang@cbtcsolicitors.co.uk)