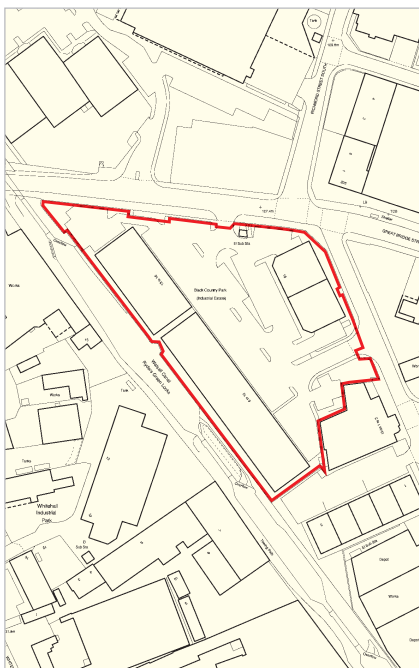


West Bromwich
Units 10-15 and 6/7,
8/9, 16-18
Black Country Park
Great Bridge Street
Great Bridge
West Midlands
B70 0DE

- **Freehold Industrial and Ground Rent Investment**
- Comprises 6 units (21,178 sq ft) let on occupational leases and 5 ground rents
- Leases include Krispy Kreme Ltd and Primecare Oral Health Services Ltd
- Total Current Rents Reserved
£120,650 pa



Tenure
 Freehold.

Location

West Bromwich, with a population of 146,000, is a retail and commercial town located some 5 miles to the north-west of Birmingham and forms part of the West Midlands conurbation. Junction 1 of the M5 Motorway is located close to the town, as is Junction 9 of the M6 Motorway. The property is situated to the west of West Bromwich, south of the A41. More particularly, the property is located on the south side of Great Bridge Street, at the junction with Charles Street. The area is an established out-of-town retail location and occupiers close by include ASDA Supercentre, Boots, Poundland, Poundstretcher and a number of car showrooms such as Arnold Clark and Brindley Honda.

Description

The property comprises a modern scheme of trade counter and warehouse units arranged in three terraces. Seven of the units have been sold off on five ground leases.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 10	Krispy Kreme UK Ltd (1)	Ground Floor	341 sq m (3,670 sq ft)	10 years from 06.03.2012 Rent review in the 5th year Tenant's break option in the 5th year FR & I	£22,500 p.a.	Rent Review 2017
Unit 11	Wrights Plastics Ltd (2)	Ground Floor	346.3 sq m (3,728 sq ft)	2 years from 23.06.2015 FR & I	£20,000 p.a.	Reversion 2017
Unit 12	Primecare Oral Health Services (3)	Ground Floor	341 sq m (3,670 sq ft)	15 years from 08.11.2010 Rent review every 5th year Tenant's break clause in the 5th and 10th year FR & I	£18,150 p.a.	Rent Review 2020
Units 13, 14, 15	Jitterbugs (Great Bridge) Ltd (4)	Ground Floor	939.2 sq m (10,110 sq ft)	7 years from 20.09.2012 2015 tenant's break option not enacted FR & I	£60,000 p.a.	Reversion 2019
Units 6/7, 8/9, 16, 17 & 18	Five Tenants	Seven Units		Sold off on five similar leases for 999 years from 2009-2016	Peppercorn	

(1) For the year ended 31st January 2016, Krispy Kreme UK Ltd reported a turnover of £61.7m, a pre-tax profit of £11.76m, shareholders' funds of £18.2m and a net worth of £17.75m. (Source: Experian 11.11.2016.)
 (2) www.wrightsplastics.co.uk
 (3) www.primecare.uk.net
 (4) www.jitterbugspartyworld.co.uk

Total £120,650 p.a.

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 M Alexander Esq, D&S Legal Ltd. Tel: 01621 710212 e-mail: mike@dandslegal.co.uk



Units 11 & 12



Units 10 & 11