

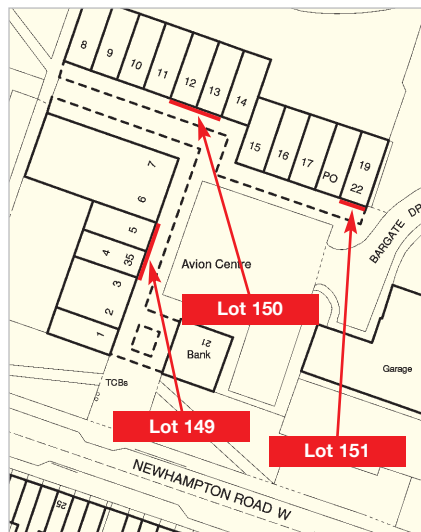
Wolverhampton

Units 4 & 5 and Flat 35, Units 12 & 13 and Flats 28 & 29, Unit 19 and Flat 22 Avion Centre West Midlands WV6 0QW

- Freehold Shop and Residential Investment
 - Comprising five shops and four flats
 - Situated in a popular local shopping centre
 - To be offered as three separate lots
 - Total Current Rents Reserved
- £69,672 pa plus 2 vacant flats**

On the Instructions of a Major Fund

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Wolverhampton is a major centre with a resident population of some 258,000 situated some 12 miles north-west of Birmingham city centre. Junction 10 of the M6 Motorway is some 5 miles and Junction 2 of the M54 is some 3.5 miles from the town centre. Whitmore Reans is a densely populated suburb of Wolverhampton located approximately 1 mile north-west of the city centre, east of the A41, just off New Hampton Road West. The property is situated within The Avion Centre, a local shopping precinct accessed from Evans Street, off New Hampton Road West. The Avion Centre is the principal shopping precinct serving the local community. Occupiers close by include Post Office, SEAT, NVision Eye Care, William Hill and The Co-op Pharmacy, amongst others

Description

Lot 149 – Units 4 & 5 and Flat 35 Avion Centre
Comprising two shops, one arranged on ground floor with a self-contained flat above and one arranged on ground and first floor. The flat is accessed from the rear.

Lot 150 – Units 12 & 13 and Flats 28 & 29 Avion Centre
Comprising two lock-up shops arranged on the ground floor with two self-contained first floor flats above. The flats are accessed from the rear.

Lot 151 – Unit 19 and Flat 22 Avion Centre
Comprising a lock-up shop arranged on the ground floor with a self-contained first floor flat above. The flat is accessed from the rear. The shopping precinct benefits from customer parking for 33 cars.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

| Lot | No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion | | |
|---------|---------|--|--|--------------------------|----------------------------|--|--------------|------------------|
| Lot 149 | Unit 4 | S K Parbhaker | Ground Floor First Floor | 72.50 sq m 57.50 sq m | (780 sq ft) (619 sq ft) | 5 years from 22.10.2014 Rent review on the 3rd anniversary. FR & I | £15,500 p.a. | Reversion 2019 |
| | Unit 5 | Greggs plc | Ground Floor | 72.70 sq m | (782 sq ft) | 10 years from 29.10.2010 Rent review at the 5th year. FR & I | £10,000 p.a. | Reversion 2020 |
| | Flat 35 | Vacant | First Floor (1) – 3 Rooms, Kitchen, Bathroom | | | | | |
| | | | | | Total Lot 149 | £25,500 pa | | |
| Lot 150 | Unit 12 | The Polish Shop Cash and Carry Limited | Ground Floor | 77.75 sq m | (837 sq ft) | 6 years from 29.01.2018 FR & I (2) | £14,400 p.a. | Reversion 2024 |
| | Unit 13 | Sue Ryder | Ground Floor | 75.20 sq m | (809 sq ft) | 5 years from 05.11.2010 (3) Rent review at the 5th year. FR & I (4) | £10,000 p.a. | Holding over |
| | Flat 28 | Individual | First Floor (1) – 3 Rooms, Kitchen, Bathroom | | | Assured Shorthold Tenancy for a term of 1 year from 19.05.2017 | £4,332 p.a. | Reversion 2018 |
| | Flat 29 | Vacant | First Floor (1) – 3 Rooms, Kitchen, Bathroom | | | | | |
| | | | | | Total Lot 150 | £28,732 pa | | |
| Lot 151 | Unit 19 | A Aziz | Ground Floor | 75.10 sq m | (808 sq ft) | 15 years from 03.05.2013 Rent review every 5th year. FR & I (5) | £10,640 p.a. | Rent Review 2018 |
| | Flat 22 | Individual | First Floor (1) – 3 Rooms, Kitchen, Bathroom | | | 12 month Assured Shorthold Tenancy from 19.05.2017 | £4,800 p.a. | Reversion 2018 |
| | | | | | Total Lot 151 | £15,440 pa | | |

Total £69,672 p.a. plus 2 vacant flats

- (1) Not inspected by Allsop.
- (2) Break option on the 3rd anniversary subject to 6 months' written notice.
- (3) We understand that negotiations are ongoing for a new 10 year lease.
- (4) Break option on the 5th anniversary.
- (5) Tenant's Break option 3rd May 2018.