West Midlands B65 0DU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

West Midlands B65 0DU





Property Information

Freehold Retail Investment Majority let to a charity shop • Charity shop let to Age UK on renewed 10-year lease from April 2023 (subject to option) • Includes rear shop let on long lease • Nearby retailers include Iceland Supermarket, Sainsbury's, Poundland, Boots Pharmacy, Greggs and JD Wetherspoon • Tenant in occupation since at least 1996 • In the same ownership for 23 years Lot Auction 20 13th December 2023 Rent Status £10,000 per Annum Exclusive Available Sector **Auction Venue** Live Streamed Auction High Street Retail On Behalf of Trustees of a Charity

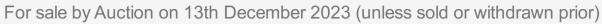
Location		Description	
Miles	8 miles west of Birmingham, 10 miles south-east of Wolverhampton	The property comprises the rear of the property,	
Roads	A458, A4034, A4123, M5 (Junction 3)	long lease.	
Rail	Rowley Regis Train Station		
Air	Birmingham Airport	VAT	
Situation		VAT is applicable to this	
	ty is prominently situated in the heart of the town centre, on the north a Street. Nearby retailers include I celand Supermarket, Sainsbury's,	Completion Period	
Poundland,	Boots Pharmacy, Greggs and JD Wetherspoon.	Six Week Completion	
Tenure			
Freehold.			
EPC			
The EPC's	will be available to view online in the solicitor's legal pack.		

Description	
	omprises a charity shop arranged on the ground and first floors. To property, there is a shop arranged on the ground floor only, let on a
VAT	
VAT is applicab	ole to this lot.
Completion	Period

DISCLAIME

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
183 High Street	Ground First	Retail/Ancillary Ancillary	46.40 88.20	(499) (949)	AGE UK (2)	10 years from 20/04/2023 (3)	£10,000	20/04/2028
184 & 184a High Street	Ground	Retail/Ancillary	-	(-)	M. HANIF	999 years from 01/01/2002	Peppercorn	-
Total			134.60	(1,448)			£10,000	

⁽¹⁾ Areas provided by VOA (www.gov.uk/find-business-rates)

⁽²⁾ Age UK help more than 10m people every year, providing companionship, advice and support for older people who need it most. They currently operate from over 400 stores throughout the UK (www.ageuk.org.uk).

⁽³⁾ The lease is subject to a tenant only option to determine on 19/04/2028.

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