

**Lot 28, 139 to 144 Lichfield Street, Walsall,**

**West Midlands WS1 1SE**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



# Lot 28, 139 to 144 Lichfield Street, Walsall,

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### Property Information

#### Town Centre Retail Investment

- Comprises a substantial Commercial Unit
- Let to Starting Point Recruitment Limited Guaranteed by Steps To Work on a new 10 year lease until 2034 (subject to option).
- Lease outside of the Security of Tenure provisions of the L&T Act 1954
- Benefits from a 25 metre (82ft) frontage
- Town Centre location directly opposite Walsall Town Hall
- 100m from Old Square Shopping Centre, 250m from Saddlers Shopping Centre and 350m from Walsall Train Station
- Nearby Occupiers include Boots, JD Wetherspoon, New Look, Co-Op, Primark and an eclectic mix of local retailers

**Lot**  
28

**Auction**  
12th December 2024

**Rent**  
£50,000 per Annum Exclusive

**Status**  
Available

**Sector**  
Office

**Auction Venue**  
Live Streamed Auction

#### Location

**Miles** 8 miles north-west of Central Birmingham, 9 miles North-East of Dudley

**Roads** A34, A4148, A454, M6 (Junction 10)

**Rail** Walsall Railway Station

**Air** Birmingham International Airport

#### Situation

The property is prominently situated in the heart of the town centre, on the south side of Lichfield Street, close to its junction with Bridge Street and directly opposite Walsall Town Hall. Old Square Shopping Centre, Saddlers Shopping Centre, Walsall Swimming & Fitness Centre and Walsall Railway Station are all nearby with other neighbouring occupiers including Boots, JD Wetherspoon, New Look, Co-Op, Primark and an eclectic mix of local retailers.

#### Tenure

Virtual Freehold. Held for a term of 999 years from the completion of sale at a fixed rent reserved of one peppercorn per annum exclusive.

#### EPC

Please confirm EPC status

#### Description

The property comprises a ground floor commercial unit with substantial frontage to Lichfield Street and ancillary accommodation in the basement. The property benefits for a rear service yard with car parking.

The Freehold interest, including the upper floors with consent for 13 residential flats is being offered for sale separately as Lot 29.

#### VAT

VAT is not applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Basement Ground	Ancillary Office	131.10 400.10	(1,411) (4,307)	STARTING POINT RECRUITMENT LIMITED (cm04560776) (2) guaranteed by STEPS TO WORK (cm: 03738249) (1)	10 years from 19th July 2024 (3)	£50,000	19th July 2029 (18th July 2034)
<b>Total Approximate Floor Area</b>		<b>531.20</b>	<b>(5,718)</b>			<b>£50,000</b>	

(1) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/217907232>)

(2) Starting Point Recruitment Limited (cm04560776) were incorporated in 2002 and operate from offices in Walsall and Birmingham with clients including Unison and Arnold Clark. See <https://startingpointrecruitment.co.uk/>

(3) The lease provides for a tenant option to determine the lease on 19th July 2029 subject to 6 months written notice and the lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

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### Contacts

#### Acuitus

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2024