

lot 15

3 Dudley Street, Wolverhampton
West Midlands WV1 3EN

Rent
£69,000
per annum
exclusive

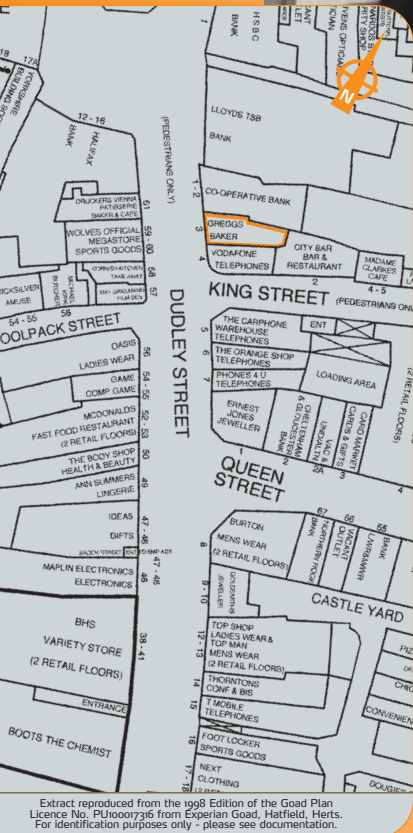
Freehold Retail Investment

- Entirely let to Greggs plc
- Approximately 160.12 sq m (1,724 sq ft) of commercial floor space

- Prominent position on prime pedestrianised retail thoroughfare
- Nearby occupiers include Co-Operative Bank, The Carphone Warehouse, Oasis and McDonald's



On behalf of Joint
LPA Receivers



Location

Population: 236,600
Miles: 12 miles north west of Birmingham
7 miles west of Walsall
20 miles east of Telford

Roads: M6, M54, M5
Rail: Wolverhampton
Air: Birmingham International

Situation

The property is prominently situated on the east side of Dudley Street, Wolverhampton's prime pedestrianised retail thoroughfare. Nearby occupiers include Co-Operative Bank, The Carphone Warehouse, Oasis and McDonald's.

Description

The property comprises a GROUND FLOOR RETAIL UNIT with STAFF AND STORAGE ACCOMMODATION on the first floor and a RESIDENTIAL FLAT on the second floor with three rooms, kitchen and bathroom.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x	Review
Ground	Retail	81.36 sq m (876 sq ft)	GREGGS PLC (on assignment from and guaranteed by DX COMMUNICATIONS LTD) (i)	15 years from 25/12/1999 on a full repairing and insuring lease	£69,000	25/12/2009
First	Staff & Storage	78.76 sq m (848 sq ft)				
Second	Residential Flat – 3 Rooms, Kitchen and Bathroom	Not Measured				
Totals		160.12 sq m (1,724 sq ft)			£69,000	

(i) For the year ending 27th December 2008, Greggs plc reported a turnover of £628,196,000, pre-tax profits of £49,470,000 and a net worth of £155,697,000. (Source: www.riskdisk.com 28/04/2010)

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

DLA Piper UK LLP
Princess Exchange, Princes Square, Leeds LS1 4BY.
Tel: +44 (0)113 369 2820.
Email: clare.christopher@dlapiper.com
Ref: Clare Christopher.