

lot 8

54-55 Dudley Street
Wolverhampton, West Midlands WV1 3ER

Rent
£82,000
per annum
exclusive

Freehold Retail Investment

- Entirely let to Game Stores Group Ltd until 2017
- Approximately 397 sq m (4,272 sq ft) of commercial floor space
- Prominent position on prime pedestrianised retail thoroughfare
- Nearby occupiers include McDonald's, Oasis, The Body Shop, Carphone Warehouse and Greggs
- Six Week Completion Period Available



On behalf of **SCOTTISH WIDOWS INVESTMENT PARTNERSHIP**
PERFORM



Location

Miles: 7 miles west of Walsall
12 miles north west of Birmingham
20 miles east of Telford

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

Situation

The property is prominently situated on the western side of Dudley Street, Wolverhampton's prime pedestrianised retail thoroughfare. Nearby occupiers include McDonald's, Oasis, The Body Shop, Carphone Warehouse and Greggs

Description

The property comprises a ground floor retail unit with office/ancillary accommodation on basement, first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	149.48 sq m (1,609 sq ft)	GAME STORES GROUP LIMITED (1)	6 years and 2 months from 25/03/2011 on a full repairing and insuring lease	£82,000	25/03/2016
Ground	Ancillary	8.08 sq m (87 sq ft)				
Basement	Ancillary/Storage	66.98 sq m (721 sq ft)				
First	Ancillary/Storage	156.35 sq m (1,683 sq ft)				
Second	Ancillary/Storage	46.17 sq m (497 sq ft)				
Totals		427.07 sq m (4,597 sq ft)			£82,000	

(1) For the year ending 30th January 2010, Game Stores Group Ltd reported a turnover of £760,176,000, pre-tax profits of £51,171,000 and a total net worth of £113,702,000. (Source: www.riskdisk.com 12/09/2011)

For further details please contact:

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

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Addleshaw Goddard
Sovereign House, Sovereign Street, Leeds LS1 1HQ.
Tel: +44 (0)113 209 2530.
Email: gill.farry@addleshawgoddard.com
Ref: Gill Farry.