

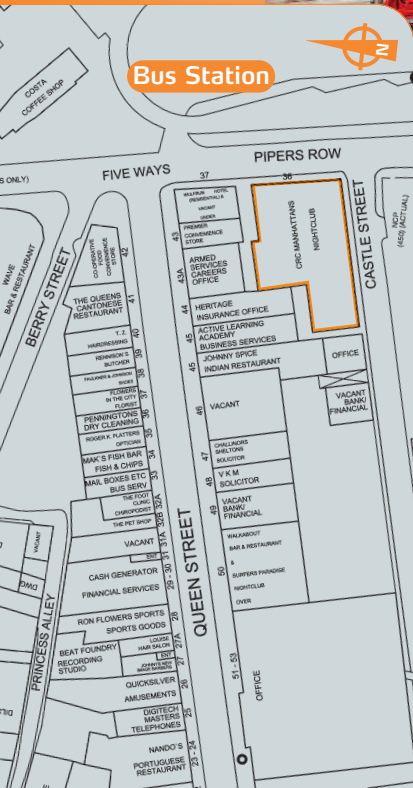
# lot 66

## 10 Castle Street & 36 Pipers Row Wolverhampton, West Midlands WV1 3JY

Rent  
**£57,000**  
p.a.x. rising  
to a minimum  
of £65,000  
p.a.x. in  
March 2017  
(2)

### Freehold Leisure Investment

- Let until 14th March 2022 with tenant option to extend for 5 years
- Opposite the City's recently redeveloped bus station and 450 space car park
- Prominent corner position on the principal leisure circuit
- Nearby occupiers include Walkabout Bar, Nando's and Wave Bar



### Location

Miles: 17 miles north-west of Birmingham  
39 miles north-east of Worcester  
Roads: A4150 (Ring Road), A454, M6, A41, A449  
Rail: Wolverhampton Railway Station  
Air: Birmingham International Airport, Coventry Airport

### Situation

The property is situated in a prominent position on the corner of Castle Street and Pipers Row within the town centre's principal leisure circuit and approximately 150 metres from the Mander Shopping Centre and directly opposite the City's recently redeveloped Bus Station as well as a 450 space car park. Nearby occupiers include Walkabout Bar, Nando's and Wave Bar.

### Description

The property comprises a substantial and prominent corner building comprising nightclub and ancillary accommodation in the basement, and on the ground and first floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Nightclub/Ancillary	103.59 sq m (1,115 sq ft)	<b>ERA LEISURE 1 LIMITED (t/a CRC Manhattans)</b>	10 years from 01/03/2012 on a full repairing and insuring lease with a tenant option to extend for 5 years (1)	£57,000	01/03/2017 (2)
Ground	Nightclub/Ancillary	659.14 sq m (7,095 sq ft)				
First	Nightclub/Ancillary	656.54 sq m (7,067 sq ft)				
<b>Totals</b>		<b>1,419.27 sq m (15,277 sq ft)</b>			<b>£57,000</b>	

- (1) The lease is subject to a photographic schedule of condition.
- (2) As to the 1st March 2017 rent review, the lease provides for the rent to be reviewed to the greater of £65,000 per annum exclusive or Open Market Rental Value subject to a maximum increase to £90,000 per annum exclusive.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

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