Lot 4

167 High Street, Bloxwich, Walsall, West Midlands WS3 3LH

***Guide: £180,000**
Gross Yield 12.8%
In the same ownership for over 20 years
6 week completion



SITUATION

Close to the junction with Samuel Street in the heart of the town centre, amongst multiple retailers such as **Co-operative Travel**, **Greggs**, **Savers**, **Card Factory**, **Home Bargains** and a host of independent retailers.

Bloxwich is located approximately 5 miles east of Wolverhampton and approximately 13 miles north of Birmingham and enjoys easy access to the M6 (Junction 10).

PROPERTY

Comprising a **Deep Ground Floor Shop** with separate rear access to a **Self-Contained Upper Part** on first and second floors (currently unused).

In addition, the property includes a parking area at the rear for approximately 4 cars and a rear customer entrance to the shop.

ACCOMMODATION

Ground Floor Shop		
Gross Frontage		26'0"
Internal Width		24'3"
Shop & Built Depth		72'6"
Area	Approx.	1,776 sq ft[1]
WCs		
First Floor		
3 Rooms Area	Approx.	419 sq ft
Second Floor		
3 Rooms Area	Approx	413 sq ft
Total Area	**Approx.**	**2,608 sq ft**

[1]Area taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Ladbrokes Betting and Gaming Limited** **(see Tenant Profile)** for a term of 15 years from 24th June 2014 **(in occupation since 1993)** at a current rent of **£23,000 per annum** exclusive.

Rent Review June 2024 (Outstanding - Not yet actioned)

TENANT PROFILE

The Ladbrokes Brand of betting shops forms part of Entain plc, a FTSE company that is one of the world's largest sport betting and gaming groups operating in the online and retail sector. Entain operates in over 30 countries – visit: www.entaingroup.com.

Note 1: There may be potential to convert the upper parts to residential use, subject to obtaining possession and the necessary consents.

Note 2: Refer to the Auctioneers for the video tour of the upper part.

£23,000 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors
Keystone Law
Tel: 020 3319 3700 Ref: Dagmara Selwyn-Kuczera
Email: dagmara.selwyn-kuczera@keystonelaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**


The Property
New Style Barbers
TURKISH STYLES
TOP TURKISH STYLES
Ladbrokes
BLOXWICH PHARMACY
NV70 CFY


The Property
GIVE WAY
Ladbrokes
BLOXWICH PHARMACY
FREE PRESCRIPTION DELIVERY
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