



*Freehold Town Centre Retail Investment Opportunity*

# Investment Sale

82-83 Bradford Street, Walsall, West Midlands WS1 1NU



- Prominent Town Centre location
- 4,016 sq. ft. ( 373.23 sq. m)
- Double fronted unit
- Let to Shoe Zone Retail Limited until 5/12/2027
- Passing rent of £20,000 per annum
- Offers based on £245,000, equating to a NIY of 7.96%

## DESCRIPTION

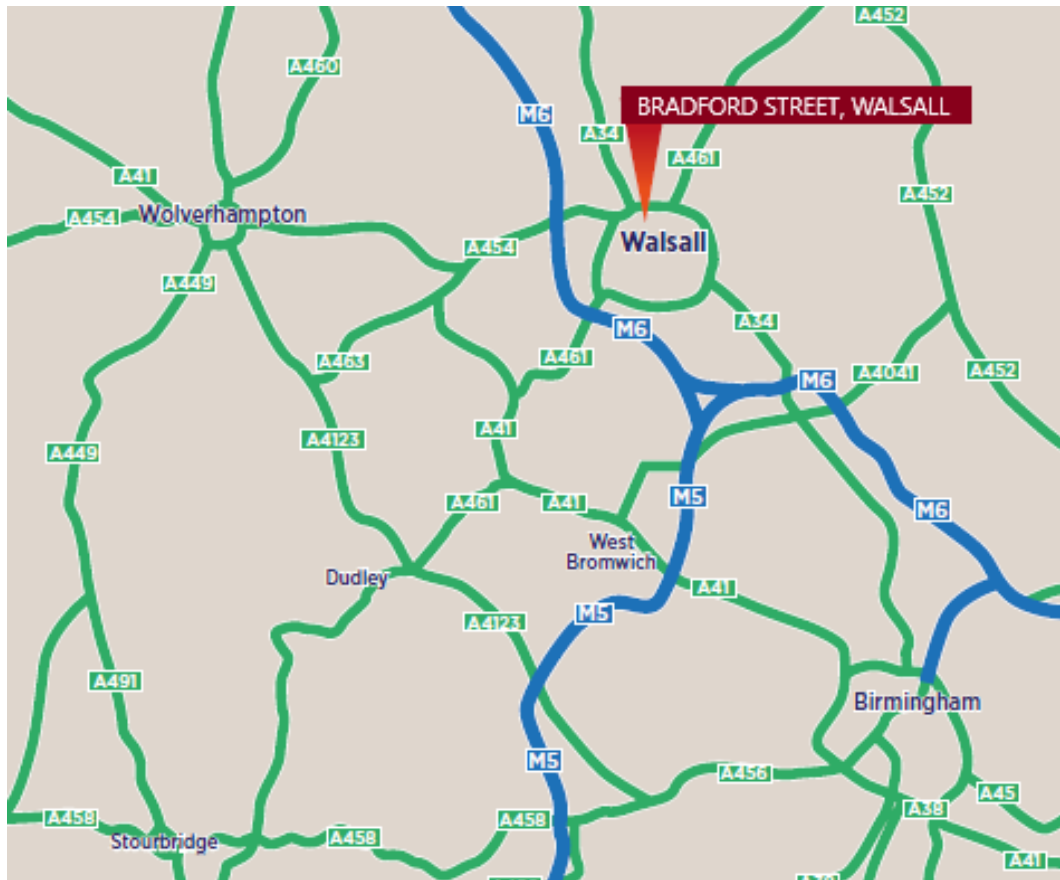
The property comprises a substantial double fronted end parade two story property extending to 4,016 sq. ft. (373.23 sq m).

## LOCATION

The Property occupies a prominent location in Walsall Town Centre on Bradford Street. The subject property is situated on the pedestrianised Bradford Street, close to the Saddlers Shopping Centre and the Crown Wharf Retail Park. The principle Town Centre car parks serving Walsall are located within the Saddler's Shopping Centre (480 spaces) and Crown Wharf (650 spaces).

Walsall is located approximately 10 miles north of Birmingham city centre and 8 miles east of Wolverhampton. The town benefits from excellent road communications located within 4 miles of the intersection of the M5/M6 motorways.

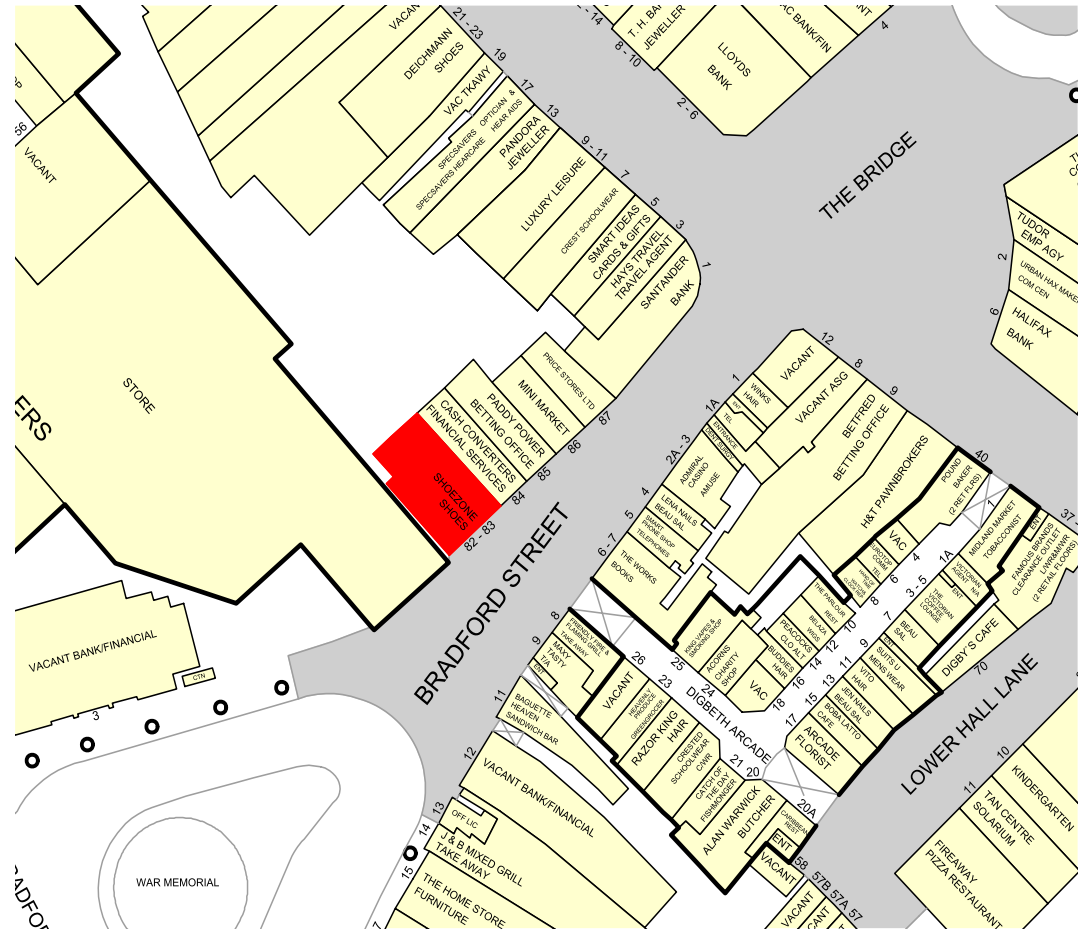
Junction 9 and 10 of the M6 motorway lies within 2 miles of the western periphery of the town, thereby providing easy access to the remainder of the national motorway network.



## RETAILING IN WALSALL

The town centre retail floor space in Walsall is estimated at 1.22m sq. ft., above the major town average and ranking the town 60 of the PROMIS Centre's on this measure.

The prime retailing thoroughfare in Walsall is situated along the pedestrianized Bradford Street. and retailers in the immediate vicinity include Paddy Power, Santander, Poundland and Tesco.

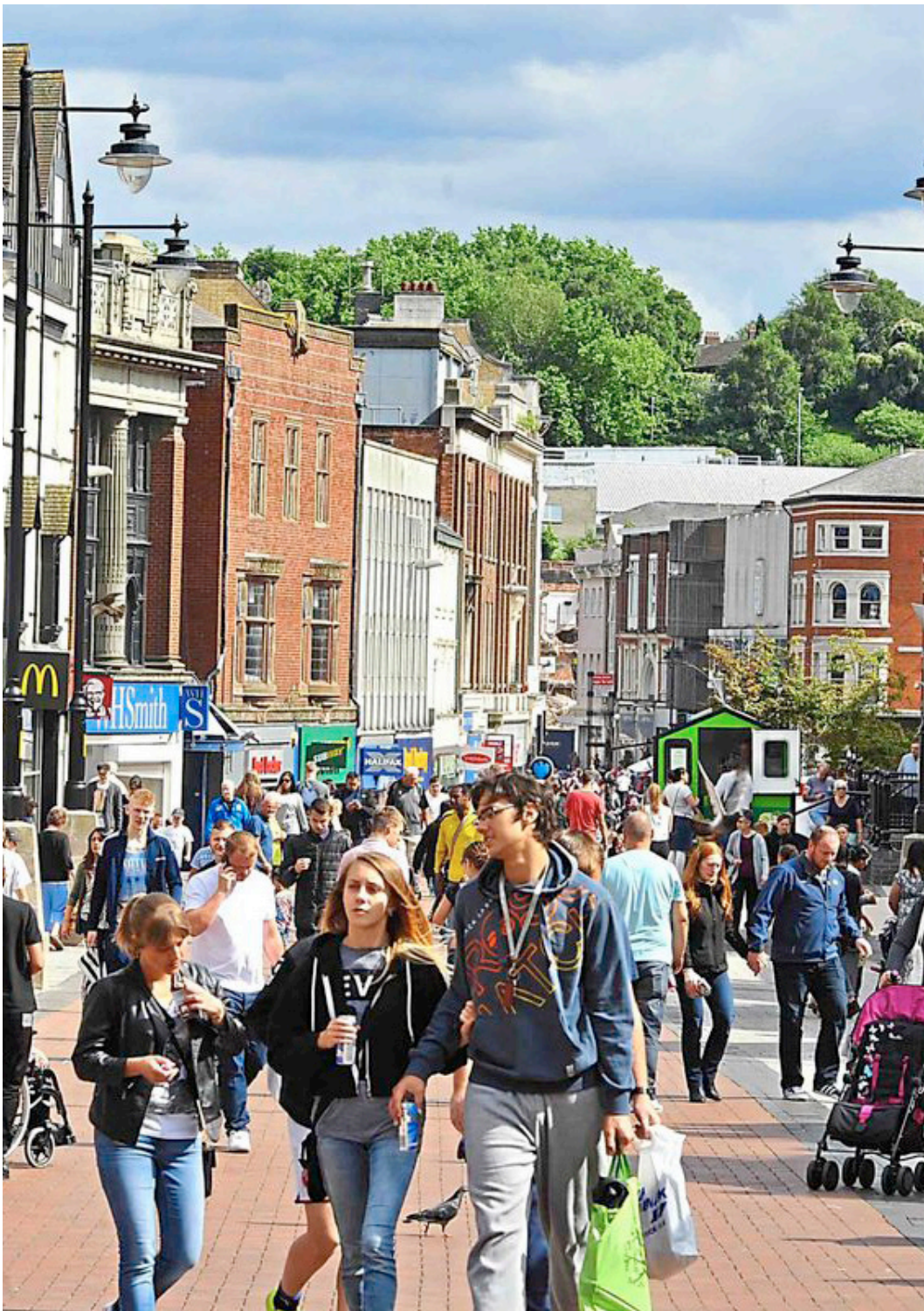


## TENANCY

The property is let in its entirety to Shoe Zone Retail Ltd for a term expiring on 5/12/2027, by way of a 5 year lease. The passing rent is £20,000 per annum.

## TENANT PROFILE:

Shoe Zone Retail Ltd is a direct subsidiary of Shoe Zone plc. A leading specialist value footwear retailer selling over 20 million pairs of shoes a year the company has been established for 100 years and operates a portfolio of over 500 stores and employing nearly 4,000 staff across the United Kingdom and Republic of Ireland. For more information visit [www.shoezone.com](http://www.shoezone.com).



## **PRICE**

Offers based on £245,000 plus VAT are sought for the Freehold interest. A purchase at this level reflects a net initial yield of 7.96%, allowing for the usual purchaser's costs of 2.58%.

## **BUSINESS RATES**

Rateable Value - £33,250.

## **ANTI-MONEY LAUNDERING**

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## **EPC**

Available upon request.

## **SERVICE CHARGES**

There is a variable service charge recharged to the occupational tenant, to cover the provision of communal services and maintenance. A copy of the latest service charge budget is available upon request.

## **VALUE ADDED TAX**

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director of Bond Wolfe has a vested interest in this property.



Traditional values, modern solutions

75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  [agency@bondwolfe.com](mailto:agency@bondwolfe.com)  [bondwolfe.com](http://bondwolfe.com)