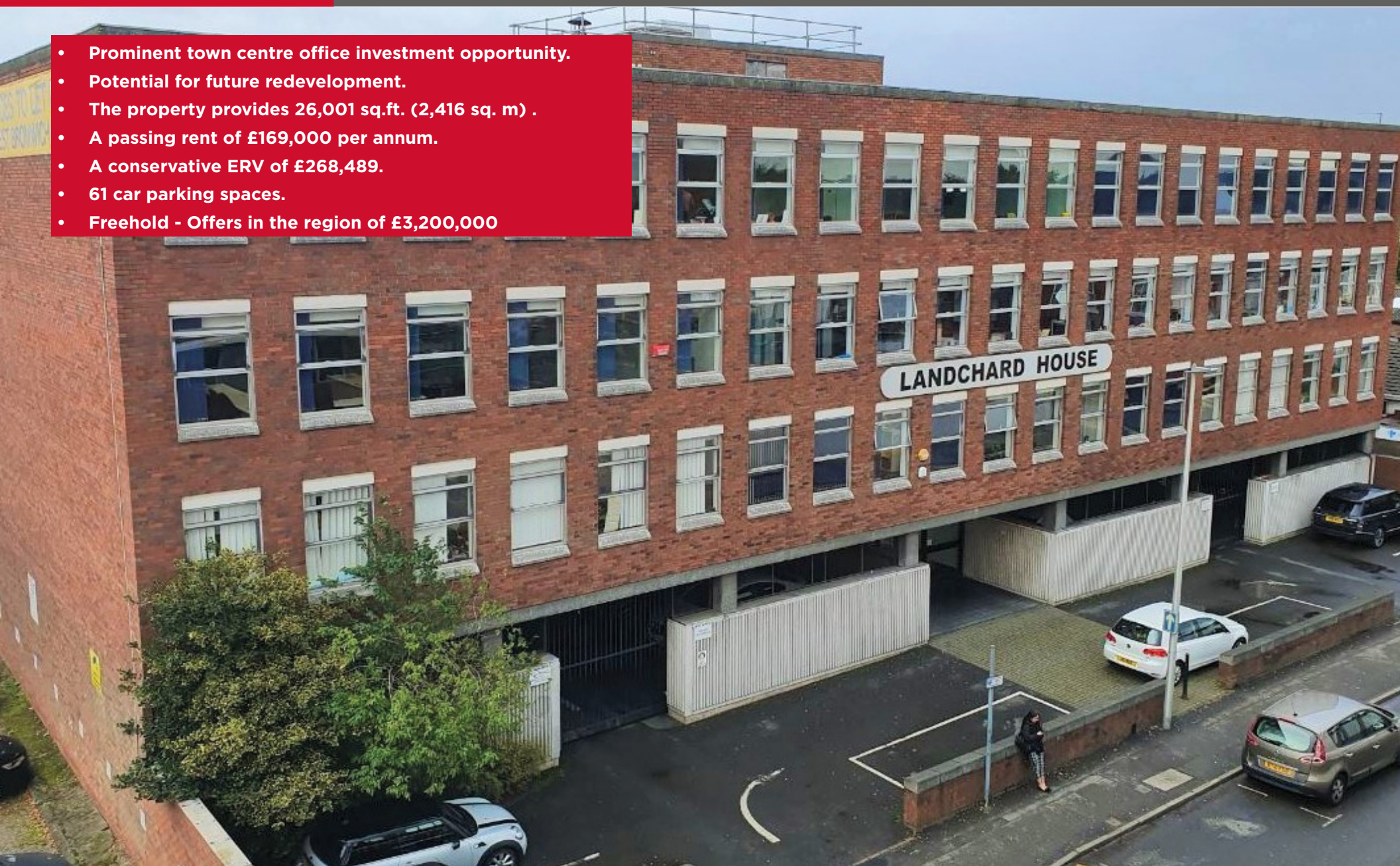




# MULTI-LET OFFICE INVESTMENT FOR SALE

Landchard House, Victoria Street, West Bromwich, B70  
8ER

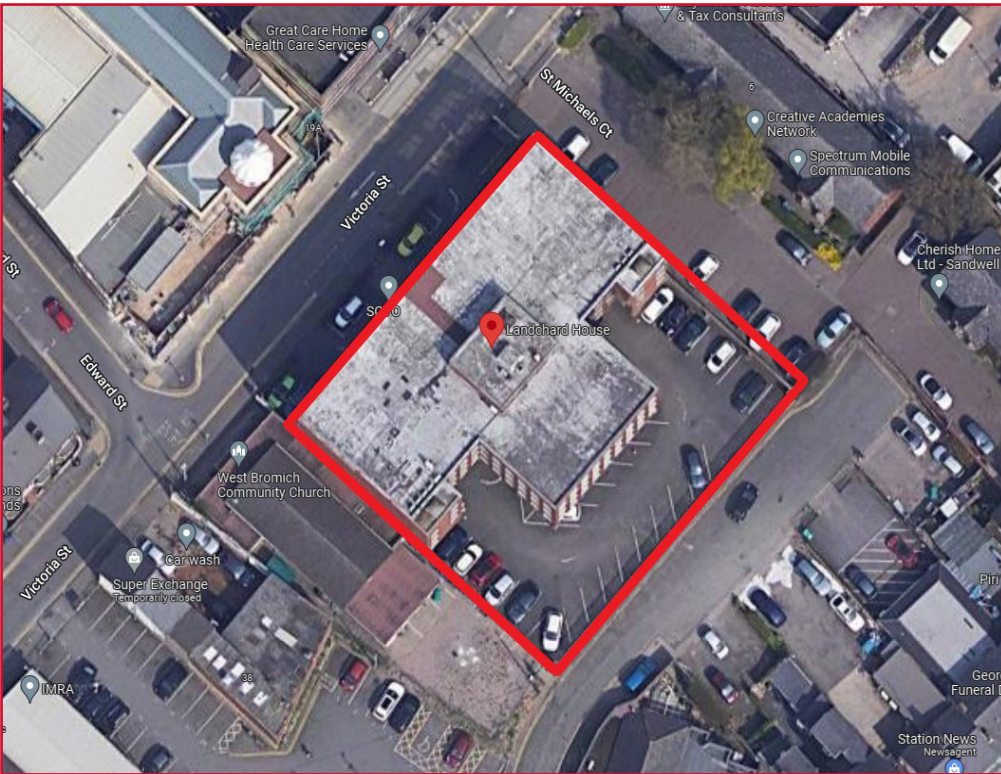
- Prominent town centre office investment opportunity.
- Potential for future redevelopment.
- The property provides 26,001 sq.ft. (2,416 sq. m) .
- A passing rent of £169,000 per annum.
- A conservative ERV of £268,489.
- 61 car parking spaces.
- Freehold - Offers in the region of £3,200,000





**LOCATION**

West Bromwich is a large Black Country town within the Metropolitan Borough of Sandwell and lying approximately 5 miles West of Birmingham. The offices are located in Victoria Street, which leads off the main West Bromwich High Street, with Junction 1 of the M5 motorway approximately 1 mile away. Additionally, the metro station and bus station are both within easy walking distance. The property is also close to the new Tesco led New Square development which includes leisure facilities and a range of shops, cafes and restaurants.



**DESCRIPTION**

The property comprises a substantial purpose built office block, with versatile accommodation set on ground and 3 upper floors served by a passenger lift. A large ground floor reception area with commissionaire facilities provides access to both the upper floor accommodation and the rear secure car park. The accommodation extends to 26,001sq.ft compromising a variety of different sized office suites over the 1st, 2nd and 3rd floors. Office suites are configured in predominately open plan layout benefitting from central heating, suspended ceilings, carpeting throughout , with secure parking and lift access to all floors. There is a secure gated on-site car park totalling 50 spaces to the rear of the property.

**TENURE**

Freehold, subject to the existing tenancies.

**ACCOMMODATION**

The property comprises 11 suites arranged over first, second and third floor.

**SERVICE CHARGE**

All mains services are installed, and the tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the landlord.

**CAR PARKING**

Private and secure barrier controlled onsite car parking is available.



## TENANCY SCHEDULE

| Demise                | Car parking spaces | Area (Sq Ft) | Tenant                    | Term     | Lease start | Lease expiry | Rent PA  | Rent Review | Break Clause                                |
|-----------------------|--------------------|--------------|---------------------------|----------|-------------|--------------|----------|-------------|---|
| First floor Suite 1   | 3                  | 1,150        | Black Country Womens Aid  | 10 years | 24/06/2021  | 23/06/2031   | £28,000  | 24/06/2026  | 24/06/2026<br>6 months' notice              |
| First floor Suite 2a  | 7                  | 2,471        |                           |          |             |              |          |             |   |
| First floor Suite 3   | 2                  | 2,173        | Vacant                    | -        | -           | -            | -        | -           | -   |
| First floor suite 4   | 10                 | 2,850        | SCVO                      | 5 years  | 01/04/2020  | 31/03/2025   | £28,000  | None        | 01/04/2021                                  |
| Second floor Suite 5  | 6                  | 2,173        | Fields Accountants        | 10 years | 06/03/2013  | 05/03/2023   | £20,000  | None        | None  |
| Second floor Suite 6a | 4                  | 1,069        | Oracle Business Solutions | 3 years  | 07/10/2019  | 06/11/2022   | £8,500   | None        | 07/10/2021 (not exercised) 6 months' notice |
| Second floor Suite 6b | 6                  | 2,342        | Go Train Limited          | 3 years  | 26/07/2019  | 25/07/2022   | £22,000  | None        | 26/07/2020 (not exercised) 6 months' notice |
| Second floor Suite 7a | 3                  | 1,412        | Vacant                    | -        | -           | -            | -        | -           | -   |
| Second floor Suite 7b | 2                  | 1,581        | Black Country Womens Aid  | 12 years | 25/12/2017  | 24/12/2029   | £12,500  | 25/12/2023  | Every third anniversary                     |
| Third floor Suite 8   | 13                 | 6,607        | Black Country Womens Aid  | 10 years | 25/02/2021  | 24/02/2031   | £50,000  | 25/02/2026  | None  |
| Third floor Suite 9   | 5                  | 2,173        | Vacant                    | -        | -           | -            | -        | -           | -   |
| TOTALS                | 61                 | 26,001       |                           |          |             |              | £169,000 |             |   |

### 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.

### 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.

### CONTACT

James Brady  
Email: [jbrady@bondwolfe.com](mailto:jbrady@bondwolfe.com)  
Tel: 0121 525 0600

James Mattin  
Email: [jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)  
Tel: 0121 525 0600

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.



Traditional values, modern solutions

75/77 Colmore Row, Birmingham B3 2AP



0121 525 0600



agency@bondwolfe.com



bondwolfe.com