



Freehold Town Centre Retail Investment Opportunity

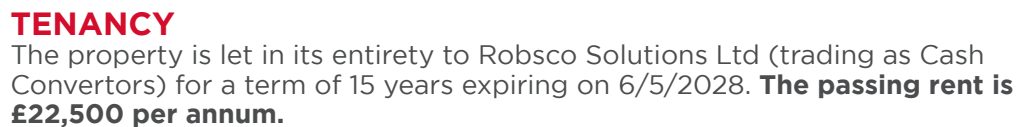
Investment Sale

84 Bradford Street, Walsall, West Midlands WS1 1NU



- Prominent Town Centre location
- 2,040 sq. ft. (189.59 sq. m)
- Let to Cash Converters on a 15 year lease, expiring 06/05/2028
- Tenant in occupation since 2013
- Passing rent of £22,500 per annum
- Offers based on £350,000, equating to a NIY of 6.19%

The property comprises a two story mid parade two story property extending to 2,040 sq. ft. (189.59 sq m).



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 principal 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.

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.



Ground Floor - Retail shop with Ancillary area's to the rear
First Floor - Staff room, staff WC's, office and storage



PRICE

Offers based on £350,000 plus VAT are sought for the Freehold interest. A purchase at this level reflects a net initial yield of 6.19%, allowing for the usual purchaser's costs of 3.80%.

BUSINESS RATES

Rateable value - £16,250.

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.





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