



FOR SALE



A Freehold Education Investment Opportunity in a prominent location just off J1 of the M5 Motorway
150 Birmingham Road, West Bromwich, B70 6QT

OFFERS IN EXCESS OF:
£1,347,000

KEY FEATURES

Prominent location just off J1 of the M5 Motorway

8,015 sq. ft. (744.65 sq. m) over two floors

Substantial car park to the front and amenity space to the rear

Let to Sandwell Valley School Limited (guaranteed by Sandwell Community Caring Trust) for a term of 25 years expiring 28/09/2041

Passing rent of £100,000 per annum

5 yearly rent reviews (next review 29/09/2026)

Guide Price: Offers in excess of £1,347,000 plus VAT equating to a NIY of 7.00%



LOCATION

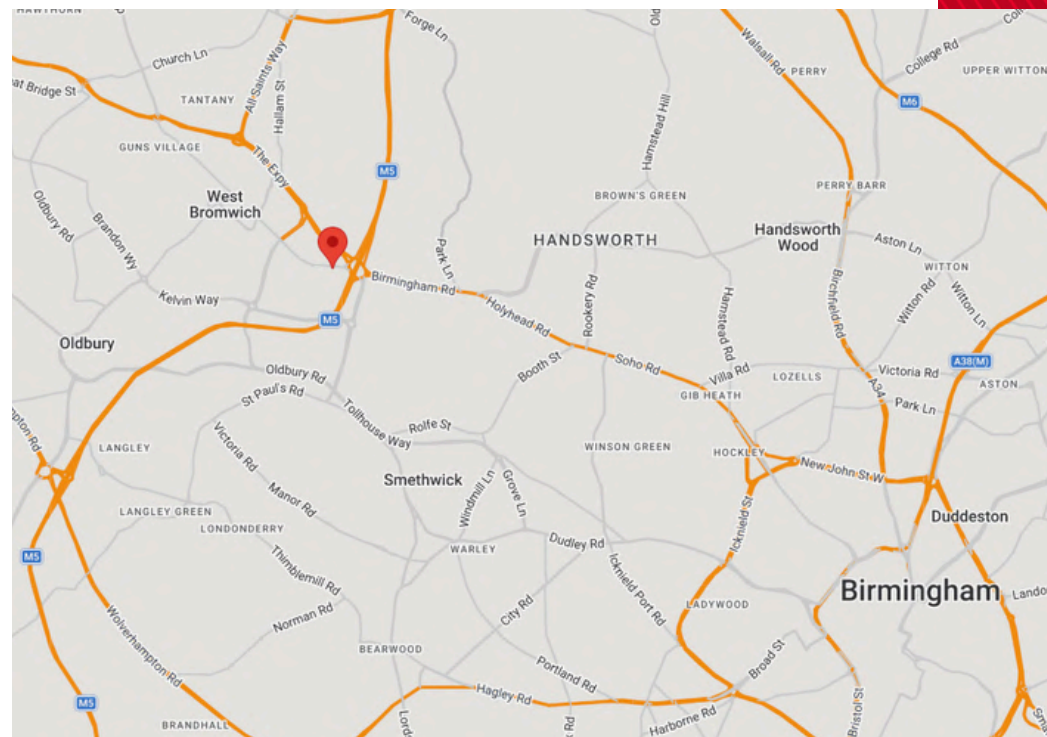
The property occupies a prominent position on the main Birmingham Road just off Junction 1 of the M5 Motorway, on the outskirts of West Bromwich town centre. The property is situated by the A41 Expressway (Birmingham Road), which links nearby West Bromwich with Wolverhampton, Birmingham, and Solihull. Birmingham is approximately 5 miles east via the A41 (or M6 and A38M), London 120 miles southeast via the M40, Bristol 87 miles south-west via the M5 and Manchester 80 miles north via the M6. Road communications are therefore excellent as the property is located at the centre of the UK motorway network. National rail services are available from Birmingham New Street, Snow Hill, and Moor Street. In addition, the West Midlands Metro links the property to West Bromwich town centre, Wolverhampton, and Birmingham City Centre .

DESCRIPTION

The property comprises a detached two-storey property trading as Sandwell Valley School. The property is set back behind a substantial car park to the front with main reception area leading to several classrooms and offices off a central corridor. There are passenger lifts and WCs to each floor. To the rear of the property is a former car park which is now utilised as exterior amenity space for students.

ACCOMMODATION

DEMISE	SQ. FT.	SQ. M.
Ground Floor	3,954	367.31
First Floor	4,061	377.34
Total	8,015	744.65



TENANCY

The property is let in its entirety to Sandwell Valley School Limited (company number 10288316, charity number 1172272) for a term of 25 years from 29/09/2016, expiring 28/09/2041. The passing rent is £100,000 per annum exclusive and there are five yearly rent reviews, the next of which is on 29/09/2026. There is a break clause on 29/09/2036, subject to six months written notice.

COVENANT

Sandwell Valley School is a charity and an independent school (part of the Sandwell Community Caring Trust) which offers alternative provision to pupils aged 11 to 18 who study qualifications including GCSEs and Functional skills. The school was opened in September 2016.

The school engages with a variety of community partners to provide a wider range of support to pupils and their families, and has 40 members of staff who cover teaching, learning support, pastoral roles and mentoring. Some of the staff work part time to provide flexibility for the intake, which is often fluid. Pupils can start at Sandwell Valley School at any point during the school year. Sandwell Valley School provides education for pupils who are unable to access mainstream provision due to social, emotional and mental health difficulties. The school offers places to international pupils, some of whom arrive in the United Kingdom having experienced significant trauma, and the majority of pupils have experienced disruption to formal learning. Pupils currently attend the school from thirty-two countries and there are currently more than sixty languages spoken within the school.

Students are referred by local schools in Sandwell Metropolitan Borough Council and also consist of pupils who do not have a school place elsewhere. Referrals have been received from Walsall MBC, Tower Hamlets, Norfolk and Manchester and for looked after children residing temporarily in Sandwell. The latest figures show that the student body consists of 61% who are new arrivals and have English as a second language, 13% looked after children and 20% special educational needs. In addition, 70% require assistance with school meals.



TENANT GUARANTEE

The lease is guaranteed by Sandwell Community Caring Trust (company number 03286106, charity number 1086162) and a copy of the lease is available upon request to the selling agents.

TENURE

Freehold, subject to existing tenancies.

GUIDE PRICE

Offers in excess of £1,347,000 are sought for the Freehold interest. A purchase at this level would equate to a net initial yield of 7.00% after the usual purchaser's costs.

VAT

We understand that the building is elected for VAT and the transaction will be treated as a transfer of a going concern (TOGC).

EPC

C54 (valid until 30 March 2035).

LEGAL COSTS

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

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.



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