



FREEHOLD SUPERMARKET INVESTMENT - FOR SALE

779 High Street, Kingswinford, West Midlands, DY6 8AA

The
co-operative
food



- Prominent Freehold high street retail investment
- Let to Midcounties Co-operative Society until August 2025
- On-site car parking for 35 cars
- The property includes a Co-op Travel and Post Office in addition to the Co-operative Food
- 22,792 sq ft
- Producing £281,544 per annum
- Offers over £4,000,000 are invited, representing a NIY of 6.61%

LOCATION

Kingswinford is a popular commuter town located 5 miles West of Dudley and 12 miles North-West of Birmingham City Centre. The town centre lies on the A491 some 5 miles North of its junction with Hagley Causeway A456, with leads to the M5 (Junction 3). The property is situated on the South side of the High Street, immediately to the East of its junction with Moss Grove, Summerhill and Market Street. Occupiers close by include Lloyds Bank (adjacent), Co-op funeral care, Ladbrokes, Superdrug, Greggs, HSBC, and Boots, together with a wide variety of local occupiers.

DESCRIPTION

The property is arranged on ground and first floors and comprises a Co-operative Food Supermarket together with a Co-op Travel and a Post Office. The property is arranged on a site of 0.322 Hectares (0.797 Acres) and benefits from on-site parking for approximately 35 cars which forms part of the larger Local Authority pay and display car park. The property has entrances from both the High Street at the front and the car park to the rear.

ACCOMMODATION

Description	Sq M	Sq Ft
Ground	1,575.51	16,959
First	541.9	5,833
Total	2,117.41	22,792

PLANNING

The property may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local authority: Dudley Metropolitan Borough Council
Contact Number: 01384 814136
Website: www.dudley.gov.uk/residents/planning



TENANCY

The property is let in its entirety to Midlands Co-operative Society on a 35 year full repairing and insuring lease, commencing on 30/08/1990, and expiring on 30/08/2025. The current rent is £281,544 per annum exclusive.

PRICE

Offers over £4,000,000 are sought for the Freehold interest. A purchase at this level would equate to a net initial yield of 6.61% (after purchasers costs of 6.54%), based on a passing rent of £281,544 pa.

TENURE

Freehold, subject to existing tenancy.

EPC

The property has an EPC rating of C.

VAT

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 are to 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.

FURTHER INFORMATION

For further information please contact:

James Mattin

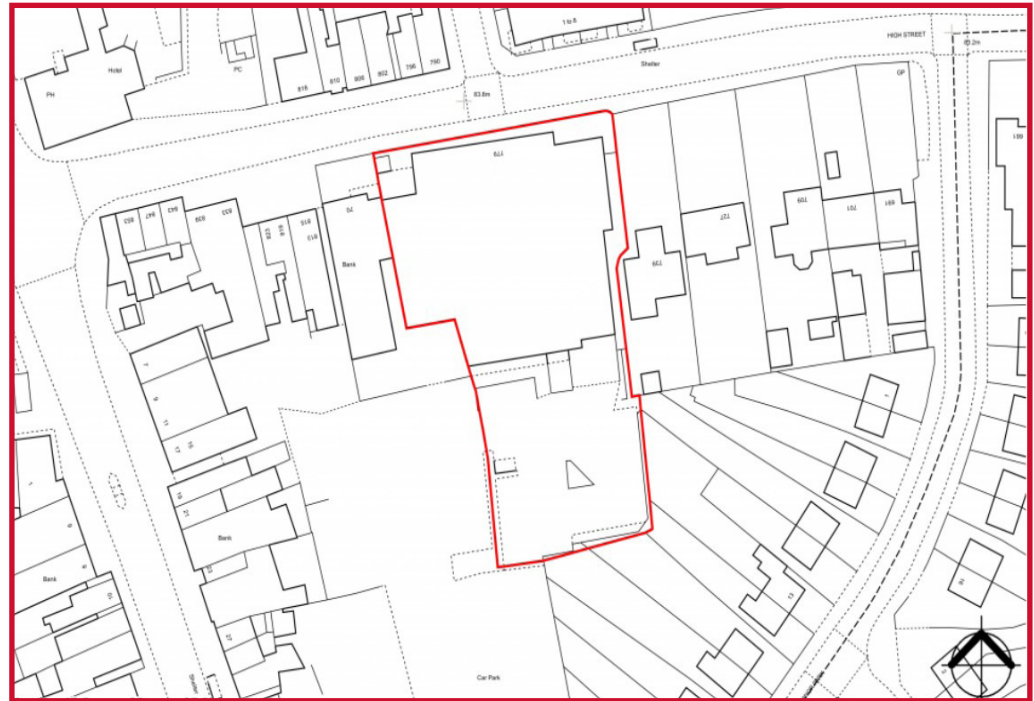
TEL: 0121 525 0600

DD: 0121 524 1172

Email: jmattin@bondwolfe.com

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



bondwolfe.com