

6 WEEK COMPLETION



SITUATION

Located at the junction of Upper High Street and High Bullen in the town centre, close to a new **Morrison Supermarket** and **Bus Station** and near to **Iceland** and the **Leisure Centre**. Wednesbury is located 6 miles north-west of Birmingham City Centre and benefits from good road access via the M6 (Junction 9).

PROPERTY

Forming part of a retail parade comprising a **Large Deep Ground Floor Retail Unit (Former Supermarket)** with internal access to a **Rear First Floor Sales Area** which in turn leads to a separate **Front Office Suite**. In addition, the property benefits from a goods lift, rear loading access which backs on to a Public Car Park and front lay-by parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	54'2"
Internal Width	51'6"
Shop & Built Depth	133'2"
Sales/Store Area	Approx 6,400 sq ft

First Floor Front Office

Area	Approx 965 sq ft
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First Floor Rear Sales

Area	Approx 2,300 sq ft
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Plus Kitchen and 2 WCs

Total Area	Approx 9,665 sq ft
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£55,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

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Rear View of the Property

TENANCY

The entire property is let on a full repairing and insuring lease to **United Carpets (Northern) Ltd (See Tenant Profile)** for a term of 15 years from 27th August 2008 at a current rent of **£55,000 per annum** exclusive.

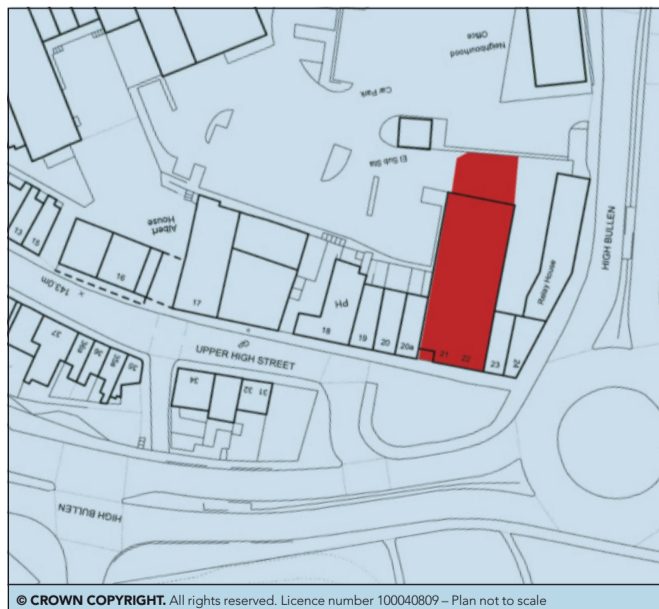
Rent Reviews 2013 and 2018

Tenant's Break 2018

Note: The occupational lease refers to the property as 21 Upper High Street.

TENANT PROFILE

United Carpets (Northern) Ltd are the UK's largest franchised carpet retailer having 85 branches (source: www.unitedcarpetsandbeds.com). The company also uses the outlet for the sale of beds. For the Y/E 31/03/10, **United Carpets (Northern) Ltd** reported a T/O of £13.6 m, a Pre-Tax Profit of £2 m and a Net Worth of £1.9 m.



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts