

View Opposite the Property



**SITUATION**

Occupying an excellent position within the town centre opposite the Swan Shopping Centre and Car Park amongst nearby multiples including **Betfred, Oxfam, Specsavers, 99p Stores** and the many multiples on the pedestrianised High Street only a few hundred yards away. Kidderminster lies approximately 16 miles south-west of Birmingham and benefits from excellent road links via the A456 into Birmingham and the M5 (Junction 3).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Office** with internal access to **Ancillary Accommodation** at first floor level.

**ACCOMMODATION**

**Ground Floor**

Area                      Approx.    1,750 sq ft<sup>1</sup>

**First Floor**

Area                      Approx.    2,019 sq ft<sup>1</sup>

**Total Area                      Approx.    3,769 sq ft<sup>1</sup>**

<sup>1</sup> Not inspected by Barnett Ross. Areas provided by Vendor.

**VAT is payable in respect of this Lot (TOGC available)**

**£40,000 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Swanswell Charitable Trust (see Tenant Profile)** for a term from 20th June 2015 to 31st March 2020 (**see Note**) at a current rent of **£40,000 per annum** exclusive.

**Rent Review and Tenant's Break 2018**

**Note: The lease is excluded from s. 24-28 of L & T Act 1954**

**TENANT PROFILE**

For Y/E 31/3/14, Swanswell Charitable Trust reported a T/O of £11.2m, Pre-Tax Profit of £547,000 and a Net Worth of £1.67m.

Swanswell are a national alcohol and drug charity that helps people change and be happy.

Formed in 1968, it became known as the Swanswell Charitable Trust in 1994. Today, Swanswell helps more than 9,000 people overcome problem alcohol and drug use through face-to-face and telephone interventions as well as over 100,000 people online – with a turnover of more than £10.3million. Further information at [www.swanswell.org](http://www.swanswell.org)

**VENDOR'S SOLICITORS**  
Clapham & Collinge LLP - Tel: 01603 693 500  
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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 £500 (including VAT) upon exchange of contracts