

BOND WOLFE

A Parade of Retail Investments For Sale



1-27 Bridge Street, Walsall, WS1 1DP

- ◇ *Available as a whole or separately.*
- ◇ *Prominent, unbroken retail parade on the prime pedestrianised retail pitch in Walsall town centre.*
- ◇ *Asking prices from £132,000.*
- ◇ *11 retail shops with upper floor round rents included.*

DESCRIPTION

An unbroken parade of 11 retail units, totalling over 22,000 sq. ft. The parade occupies a prominent position within the popular town centre which is the subject of considerable inward Investment and regeneration, and comprises a variety of tenants, including, Vitamin Shop UK, 1986 Pub Company Ltd. and French Connection Baguette House.

VAT

We are advised that the properties are elected for VAT.

TENURE

Each property will be sold by way of a long leasehold interest.

PROPOSAL

Properties are available on an individual basis (See attached schedule for pricing). Alternatively, offers are invited for the whole parade or multiple units.

EPC

EPC's for the properties are available upon request.

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.

LOCATION

Walsall is the administrative centre of the Metropolitan Borough of Walsall and is situated in the West Midlands. The town is located 10 miles (16km) north-west of Birmingham, 7 miles (11km) east of Wolverhampton and 37 miles (60 km) north-east of Worcester.

Walsall benefits from excellent communications:

The town is very well placed in relation to the motorway network, located at the junction of the M5 & M6 motorway, which connects the M1 motorway towards London and M74 motorway towards Glasgow. Walsall Railway Station is situated on Station Street in the town centre, approximately 0.2 miles from the subject property. The station provides a regular service to Birmingham New Street (4 trains per hour), with an average journey time of 23 minutes, with onward connections to London Euston. Birmingham International Airport is situated at junction 6 of the M42, located within a 30 minute drive.

FINANCE

Finance is available on this property (subject to status, terms and conditions). For more information, call 0121 525 0600, email info@bondwolffinance.com, or visit www.bondwolffinance.com



27 Bridge



13 Bridge



9 Bridge



1 Bridge

FURTHER INFORMATION & VIEWINGS

BOND WOLFE

Contact: James Mattin Contact: Richard Horwell

Tel: 0121 524 1172 Tel: 0121 524 2583

Email: Jamesmattin@bond-wolfe.com Email: Richardhorwell@bond-wolfe.com



SCHEDULE OF AVAILABLE PROPERTIES

Demise	Area PSF	Tenant	Asking Price	Rent PA	NIY	Lease Term	Lease Start Date	Expiry	Rent Review Date	Break Clause
1 Bridge Street	406	M Ulukus (t/a French Connection Baguette House)	£220,000	£18,000.00	7.99%	10 Years	28/09/2011	28/09/2021	None	Done
3 Bridge Street	295	Vitamin-Shop UK	£132,000	£10,000.00	7.44%	15 Years	17/02/2017	16/02/2032	17/02/2022 17/02/2027	17/02/2022 17/02/2027 6 month notice
7 Bridge Street	336	Thi Trinh	£132,000	£10,500.00	7.81%	5 Years	26/10/2016	25/10/2021	None	None
9 Bridge Street	322	Vacant	£143,000							
11 Bridge Street	527	Vacant	£198,000							
13 Bridge Street	419	Inklifewalsall Limited	£198,000	£15,000.00	7.41%	10 Years	30/10/2014	29/10/2024	30/10/2019	None
15 Bridge Street	555	Vacant	£198,000							
17-19 Bridge Street	1133	Vacant	£385,000							
21 Bridge Street	504	Lubna & Ali Company Limited	£198,000	£15,000.00	7.41%	5 Years	02/07/2014	01/07/2019	None	None
23 Bridge Street	711	Vacant	£220,000							
27 Bridge Street	1263	1986 Pub Company Ltd	£275,000	£15,000.00	5.30%	8 Years	01/11/2017	30/10/2024	01/11/2022	01/11/2020 01/11/2023
Upper Floors Ground Rent	16389	Maple (217) Ltd	£100,000	£2,900.00	2.85%	500 Years	01/06/2004	01/06/2504	None	None
TOTALS	22,860		£2,399,000	£86,400.00						

RETAILING IN WALSALL

Walsall serves an extensive primary retail catchment area and the town benefits from a strong retail offering within a relatively compact central retail area. Prime retail is focused along Park Street which is the principal pedestrianised high street and home to multiple national retailers including:



There are 2 shopping centres within the town centre;

The Saddlers Centre and Old Square Shopping Centre. The Saddlers Centre, which was acquired by Walsall Council in August 2017, is a covered scheme totalling 193,000 sq. ft. and is arranged over two floors and anchored by Marks & Spencer's and TJ Hughes.

Old Square Shopping Centre is anchored by Debenhams and comprises 140,000 sq. ft. of retail accommodation. Following some significant redevelopment, a new 44,000 sq. ft. Primark opened in 2015.

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

REGENERATION

The town has undergone significant development with a 93,560 sq. ft. retail and leisure scheme situated towards the southern end of Park Street.

The development is the latest stage of Norgoan & Proffitt's (a joint venture between St. Modwen and Gould Estates Ltd). St. Matthews Quarter regeneration scheme which is transforming the area into a vibrant shopping destination.

The scheme, which has just completed includes 11 retail units adjacent to the 117,000 sq. ft. in-town ASDA food store and 1,000 space multi-storey car park (which provides 2 hours of free parking for shoppers). A number of retailers have committed to the scheme with B&M Bargains and Poundland already in occupation.

Kier Group's Walsall Waterfront Leisure Development completed in 2016 provides a 8 screen, 1,200 seat 'Light' Cinema and new restaurant units let to TGI Fridays, Chiquito, Pizza Express, Bella Italia and Hungry Horse.

