

**REFERENCE:** 6079 – Midlands Co-Operative Society Ltd, Cradley Heath



## Freehold Retail Investment Let to Midlands Co - Operative Society Ltd – Cradley Heath

**ADDRESS:** 121, High Street, Cradley Heath, West Midlands, B64 6AQ

- Freehold Supermarket Investment.
- Let to Midlands Co – Operative Society Limited.
- Popular West Midlands Centre.
- Lease expires 2026.
- VAT not applicable.
- Available in SPV.

### LOCATION

Estimated District Population : 977,000

Miles: 3 miles north-west of Halesowen

12 miles west of Birmingham city centre.

Roads: A456, A459, A4036, M5, M6, M42.

Rail: London Euston (Via Birmingham New Street)

Air: Birmingham International.

### SITUATION

The property occupies a good central location on High Street, directly opposite Market Square. A large car park for about 140 vehicles is located behind the subject property.

Near by: Iceland, Birthdays, Greggs, Ethel Austin and Cheltenham & Gloucester Bank.

**DESCRIPTION:** Supermarket is arranged on the ground and first floors.

### ACCOMMODATION

Ground Floor: (Sales/Ancillary) 9,835 Sq. Ft., First Floor: (Ancillary- Restricted Access – Not Inspected) 1,000 Sq. Ft.,

Total Commercial Area: 10,835 Sq. Ft.

### TENANCY

Let to Midlands Co – Operative Society Limited for 63 years from 24 June 1963 at a rent of £75,971.52 per annum with FRI and no further reviews. Whilst the current rent reserved in the lease is £72,600 per annum as reviewed June 2005, there is an additional rent payable of £3,371.52 per annum payable under the terms of a Deed of Variation dated 13 June 1995, which lifted the restriction of alcohol sales.

**RENT:** £75,971.52 per annum.

**TENURE:** Freehold

**VAT IS:** Not Applicable

**PRICE:** Offers in excess of £1,150,000 for SPV – 6.6% Net

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