

RETAIL INVESTMENT FOR SALE



2 Belwell Lane, Four Oaks, Sutton Coldfield B74 4AB

2 BELLWELL LANE, FOUR OAKS, SUTTON COLDFIELD B74 4AB

INVESTMENT SUMMARY

- Investment opportunity let to the undoubted covenant of William Hill.
- The property is let to William Hill for a term of 20 years from 19 May 2006 expiring 19 May 2026, subject to a tenant break option in 2016.
- First Floor & part ground floor sublet to Blowers Hairdressing and barbers from September 2009 to May 2016 at a rent of £7,000 per annum.
- Freehold
- Rent of £26,000 per annum exclusive, subject to five yearly rent reviews.
- Seeking offers in the region of £375,000, subject to contract.
- A purchase at this level would reflect a **Net initial Yield of 6.62%** allowing for purchaser's costs of 4.80%.

LOCATION

The property is situated on the Bellwell Lane, close to it's junction with Lichfield & Mere Green Roads.

Waitrose is located 25 metres to the west whilst HSBC Bank is 10 metres to the east.



**Mann
Smith**
CHARTERED SURVEYORS

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed

DESCRIPTION

The property is self contained over the ground and first floors, with separate access to the first floor.

We understand the unit provides circa 1,932 Sq ft of retail accommodation.

COVENANT INFORMATION

William Hill PLC are of the UK's largest bookmakers with a 2011 turnover of £1.1Bn with a pre tax profit of £28.4 Million.

TENURE

Freehold

PRICE

Offers in the region of £375,000 for the freehold interest.

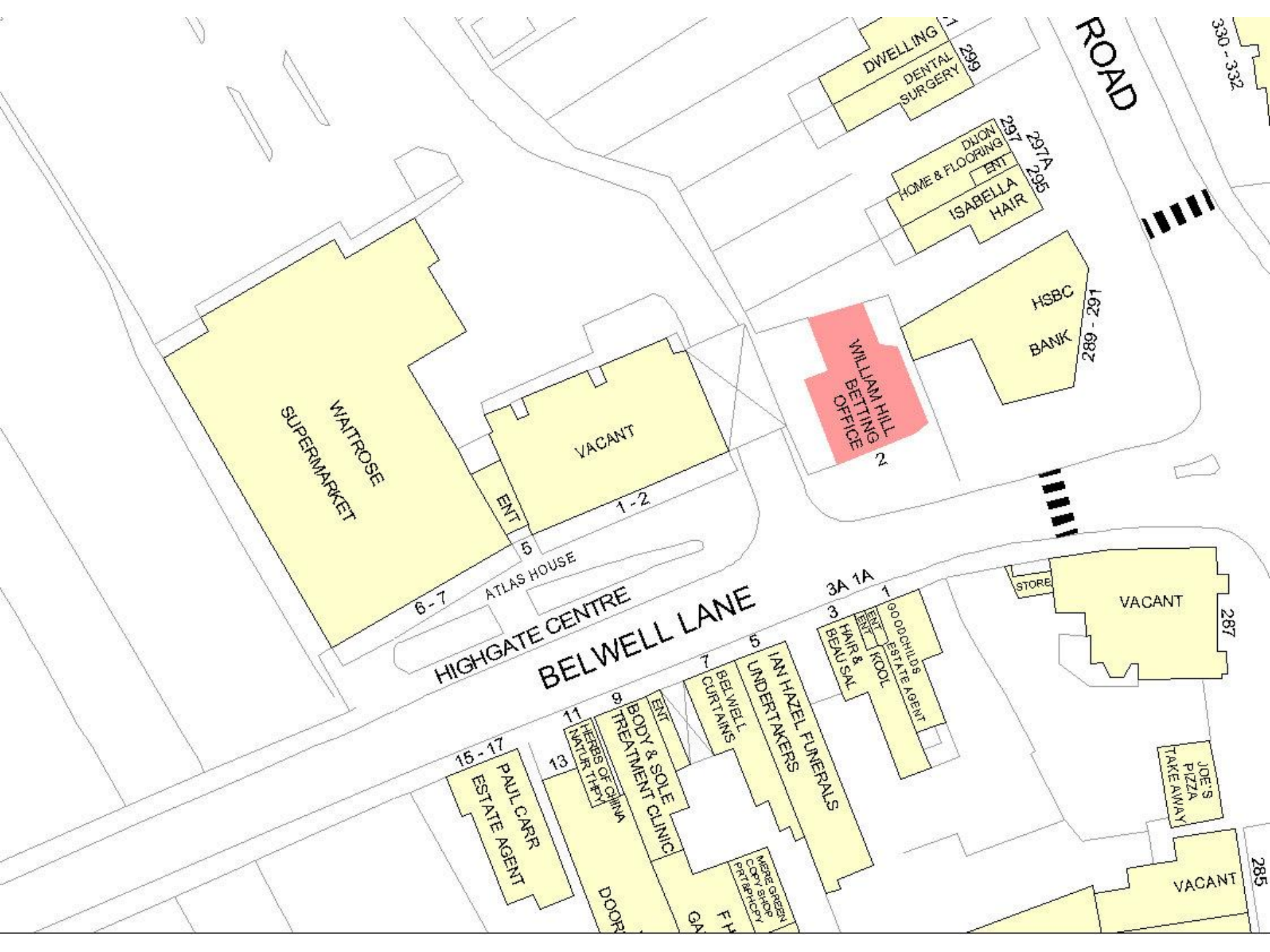
CONTACT

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WAITROSE
SUPERMARKET

VACANT

WILLIAM HILL
BETTING
OFFICE

DIJON
HOME & FLOORING
ENT

ISABELLA
HAIR

HSBC
BANK

HIGHGATE CENTRE
BELWELL LANE

15-17
PAUL CARR
ESTATE AGENT

11
HERBIS OF CHINA
TREATMENT CLINIC

7
BELWELL
CURTAINS

5
IAN HAZEL FUNERALS
UNDERTAKERS

3A 1A
3
BEAU SAL
HAIR &
ESTATE AGENT

VACANT

JOE'S
PIZZA
TAKE AWAY

ROAD

330-332

297A
295

289-291

285

287

VACANT

6-7

ATLAS HOUSE

1-2

ENT

5

1-2

2

3A 1A

3

1

STORE

287

285

VACANT

6-7

ATLAS HOUSE

1-2

ENT

5

1-2

2

3A 1A

3

1

STORE

287

285

VACANT

Energy Performance Certificate

Non-Domestic Building



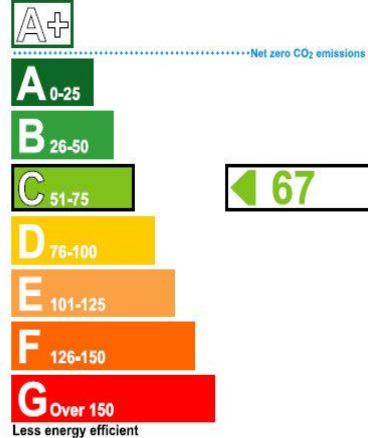
William Hill Bookmakers
2 Belwell Lane
SUTTON COLDFIELD
B74 4AB

Certificate Reference Number:
0690-0232-3569-9095-1006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Energy Performance Certificate

Non-Domestic Building



Blowers
Rear of 2, Belwell Lane
SUTTON COLDFIELD
B74 4AB

Certificate Reference Number:
0630-0132-1869-1495-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

