



LONG LET SUBURBAN RETAIL INVESTMENT

UNIT 4 | THE CRYSTAL CENTRE | PLATTS ROAD | STOURBRIDGE | DY8 4YR



INVESTMENT

INVESTMENT SUMMARY

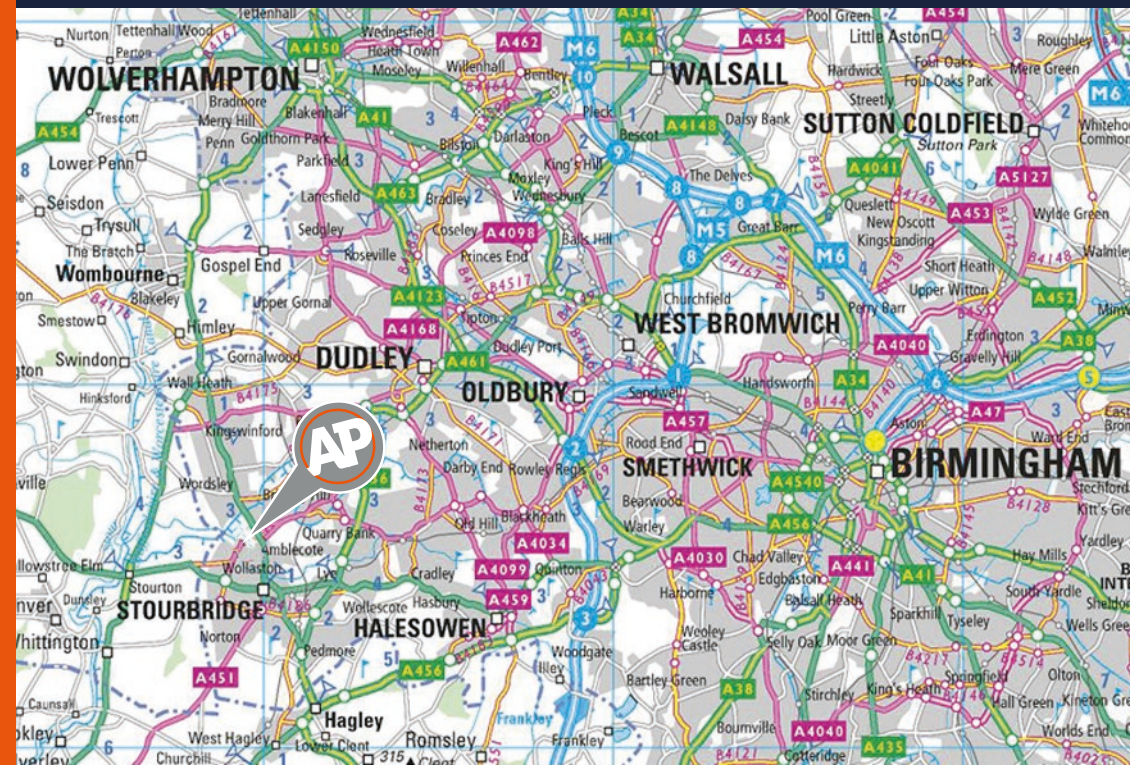
- Part of a highly prominent retail scheme at the junction of Platts Road and the busy A491 Audnam High Street, one of the main arterial routes into Stourbridge
- Single unit in modern terrace with communal customer car park
- 1,071 sqft
- Let to Pizza Hut franchisee Exultant Ltd (lease recently assigned)
- 15 year lease from February 2021. Tenant option to break at Year 10
- £21,600 per annum
- Offers sought in excess of £315,000
- Net initial yield of **6.63%**



LOCATION

Stourbridge is a popular and affluent town approximately 12 miles to the west of Birmingham city centre, 11 miles south of Wolverhampton and 10 miles north of Bromsgrove.

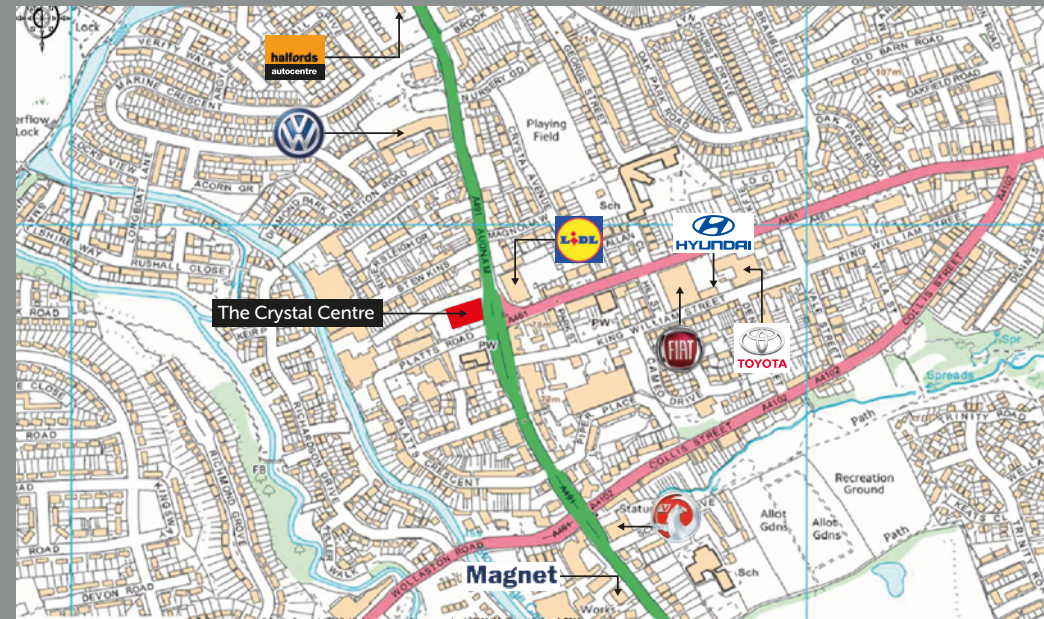
Stourbridge has a resident population of almost 65,000 and a wider population within the borough of 300,000. Many national retailers are located within the town and its proximity to Birmingham has helped to establish Stourbridge as a popular commuter town, not least because the town is served by two railway stations which provide access to the national rail network.



SITUATION

The property occupies a prominent position at the busy intersection of the A491 Audnam High Street, Platts Road and Brettell Lane (A461), one mile to the north of Stourbridge town centre. The A491 has almost 25,000 traffic movements daily and is one of the main arterial routes into Stourbridge from north of the town. The road connects directly into the A449 Wolverhampton Road which provides direct access to Wolverhampton. The A461 leads north east to Brierley Hill and the Merry Hill Shopping Centre.

The property is situated in a busy retail and commercial area with nearby occupiers including Lidl (opposite the property), a selection of local shops, VW, Fiat, Hyundai, Toyota and Vauxhall dealerships and trade occupiers such as Magnet and Halfords Autocentre. Merry Hill Shopping Centre is 2 1/2 miles to the east.



CRYSTAL CENTRE

The Crystal Centre is a 1990s retail/convenience development comprising three ground and one first floor units. The site lies on a prominent corner site which is accessed from Platts Road, there is a 42 space communal car park. There have been recent significant changes in the scheme.

- Tesco have renewed their lease for a further minimum 10 years. They have been on site since 2005.
- The former 1st Floor Bathstore unit is now let to Little Lobsters Play Centre who began trading in autumn 2022.
- The former KFC and Halfords units are now occupied by Powis & Partners veterinary practice.



DESCRIPTION

The subject unit adjoins the Tesco Express, it is a ground floor lock up shop with separate customer and staff entrance doors. The unit has been divided into customer, kitchen and prep areas, office and stores.

Externally the overall site is accessed off Platts Road and has 42 shared car parking spaces.

ACCOMMODATION AND TENANCY

The unit extends to 99.5 sqm (1,071 sqft).

The lease was originally taken by Dhoke 1 Ltd, a Pizza Hut franchisee. The unit has operated as a Pizza Hut outlet since 2005. A lease renewal was agreed on 19 February 2021 for a term of 15 years. The lease has recently been assigned to another Pizza Hut franchisee, Exultant Ltd. The current passing rent is £21,600 per annum.

There is a tenant break option on 18 February 2031, with 6 months prior notice.

TENURE

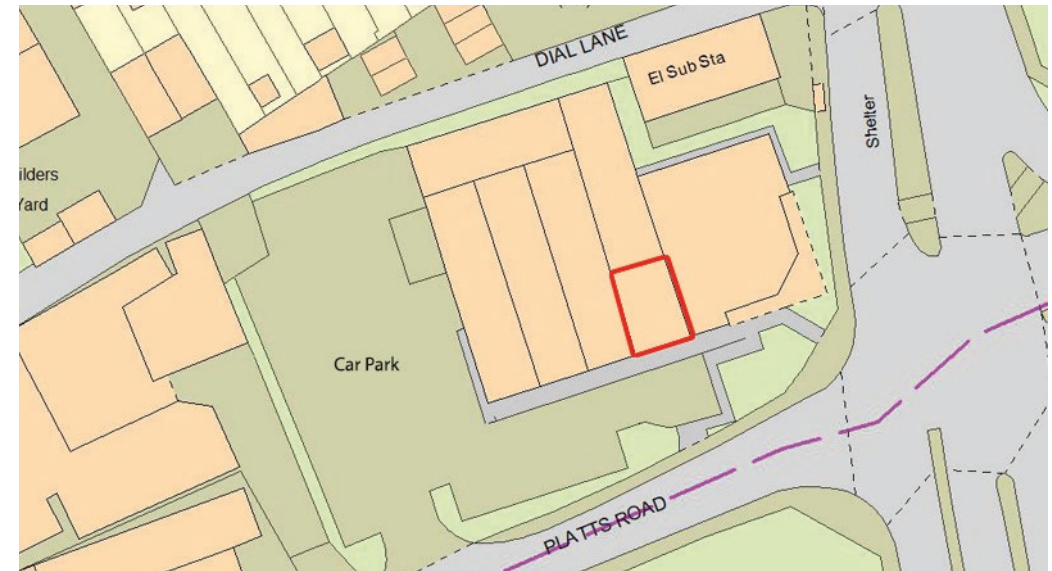
Virtual freehold. New 999 year lease at a peppercorn rent.

There will be a pro rata contribution to the site service charge, albeit this is passed on to the occupational tenant. Further information is available on request.

COVENANT

Exultant Ltd was established in 2004 and operates 31 Pizza Hut, 4 Pret a Manger and 2 Any Time Fitness franchises within the group. 24 of the Pizza Hut franchises are run under Exultant Ltd. They were awarded "Pizza Hut Franchisee of Year 2023".

The company reported Net Current Assets in their latest published accounts (July 2021) of £1.87 million, an increase from £0.405 million in the previous year. Total Equity is £3.61 million, up from £2.05 million.



PRICE

We are instructed to seek offers in excess of £315,000 which reflects an attractive net initial yield of 6.63%, after purchaser's costs of 3.58%.

VAT

The property is elected for VAT and VAT will be chargeable on the purchase price. It is anticipated that the purchase will be treated as a TOGC.

EPC

The building has an EPC rating of B-50. A copy of the certificate is available on request.

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti-Money Laundering regulations when Heads of Terms are agreed.



Photo taken in 2021.

FURTHER INFORMATION

For further information or to arrange a viewing please contact :



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