

# FOR SALE

Bond Wolfe  
**lw**

**LP**

LEWIS & PARTNERS



**Long-Income Mixed-Use Investment Anchored by  
Travelodge in a Prominent Location**

**Maypole Retail Park, Alcester Road South, Birmingham, B14 5JF**

**OFFERS BASED ON:**

**£6,245,000**

- Well established retail parade and hotel comprising 16,175 sq. ft (1,503.1 sq m) of retail space and a 22,344 sq. ft (2,076.57 sq m) 60 bedroom hotel above.
- Occupying a prominent site of 1.092 acres (0.44 hectares).
- Guide Price: Offers based on £6,245,000, reflecting 7.75% net initial yield, with a reversionary yield of 8.66%.

- Anchored by Travelodge Hotels Ltd with other occupiers including Ladbrokes, Poundstretcher and InHealth Limited (an NHS funded provider).
- Passing rent of £516,122 pax and an ERV of £576,806 pax.
- WAULT of 9.64 years to break and 10.33 years to expiry.



## LOCATION

Maypole is a south Birmingham residential suburb approximately 8 miles from Birmingham city centre and located between Kings Norton, Kings Heath, Shirley and Wythall.

Maypole's main arterial road is the A435 which runs south out of Birmingham city centre through Kings Heath and out to Junction 3 of the M42, some 5 miles south of Maypole. This is a main commuter route to and from the city. The main residential area of Maypole is to the east of the A435.

The subject property is prominently located directly on the main Maypole traffic island at its junction with Maypole and Druids Lane. The Maypole retail offer is dominated by the subject property, a large 2003 built 77,500 sq. ft. Sainsbury's store and a modern 15,000 sq. ft. Aldi which opened in 2009. These developments contributed over £30 million of private sector investment in the immediate area to improve the local commercial centre.

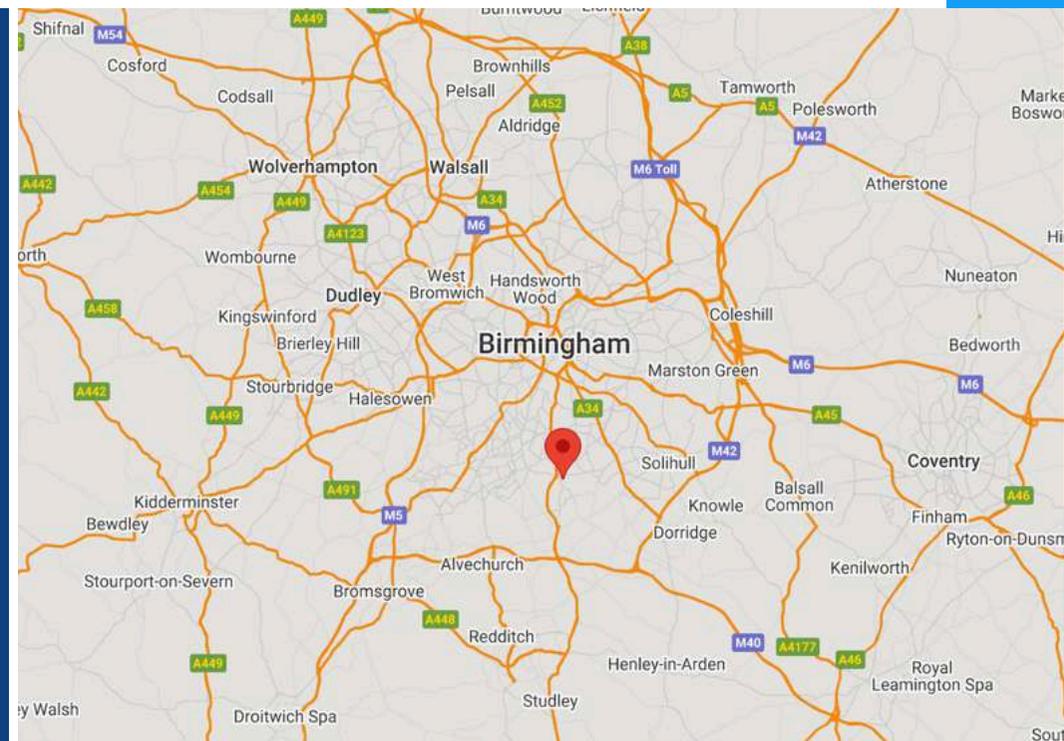
There is also a local neighbourhood parade of shops with Co-op, Greggs, Boots and BetFred as occupiers, whilst directly opposite, there is a Starbucks Coffee drive-through.

## DESCRIPTION

The property comprises a purpose built retail and hotel development constructed in 2007. The retail element consists of six retail units over 16,175 sq. ft. (1,503.1 sq m) and there is a 22,344 sq. ft (2,076.57 sq m) 60 bedroom Travelodge hotel above. The accommodation extends to a total of 38,519 sq. ft (3,579.83 sq m).

The parade has frontage onto the main A435 with a large pedestrian area to the front of the units. There is rear loading to each unit and a 64 space car park, which incorporates EV charging points (Let to Swarco Smart Charging Ltd).

A building survey and updated FRAEW is available upon request.



## TENANT PROFILES

### Travelodge Hotels Ltd

Travelodge Hotels Ltd is the UK's largest independent hotel brand with more than 800 hotels and 37,000 guest bedrooms across the UK as well as in Ireland and Spain. The hotel chain aims to become the primary budget hotel provider, seeking to offer unbeatable value for money in both leisure and business travel. For the year to 31/12/2024, the company reported a turnover of £489.9 million, with pre-tax profits of £83.8 million and a net worth of £763.9 million.

### Ladbrokes Betting & Gaming Ltd

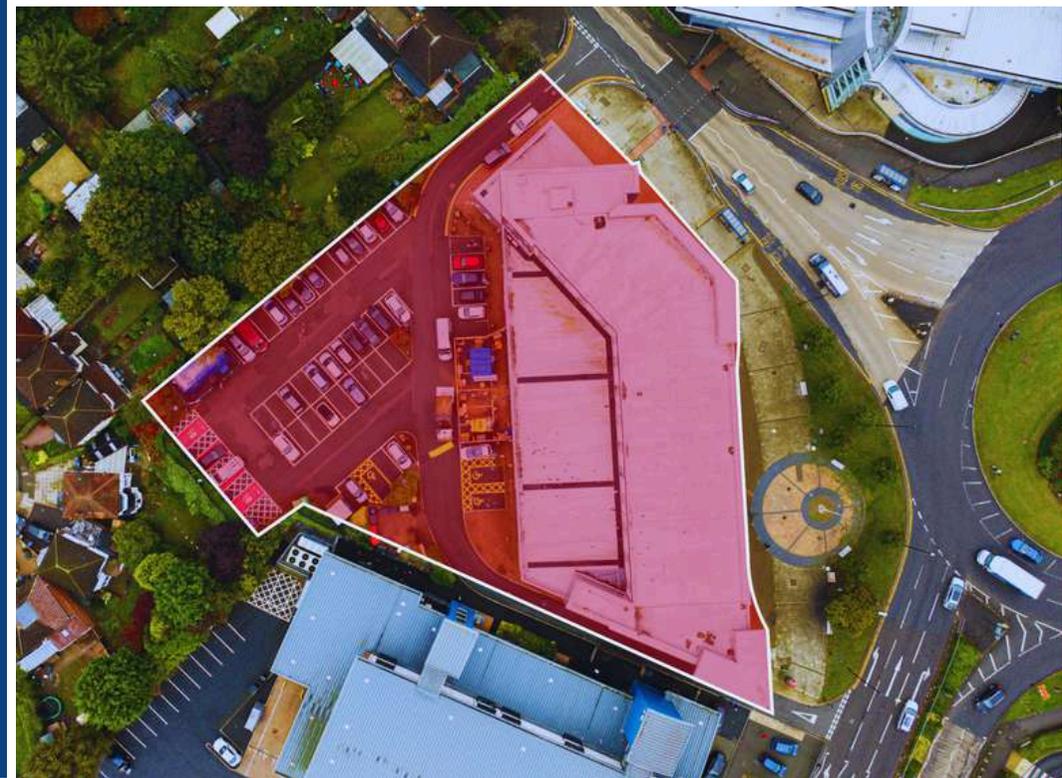
Ladbrokes Betting & Gaming Ltd is a subsidiary of Ladbrokes plc, a leader in the global betting and gaming market with over 2,700 betting shops across Europe. For the year to 31/12/2024 the company reported a turnover of £824.3 million, with pre-tax profits of £57.1 million and a net worth of £1,096.5 million.

### InHealth Limited

InHealth Limited is a UK-based private health services company and part of the wider InHealth Group, recognised as one of the country's largest specialist providers of diagnostic and healthcare solutions. The company has over 3,500 employees and reported a turnover of £184.95 million for the year end September 2024.

### Subway Realty Ltd

Subway Realty Limited is a wholly owned subsidiary of Subway International Holdings BV and operates as part of the group's European division. Subway Realty Limited enters into leases with landlords and subleases these to franchisees. It has become one of the leading UK franchises. For the year ending 31/12/2024 Subway Realty Limited reported a turnover of £49.22 million.



## TENANCY SCHEDULE

| DEMISE                | AREA SQ.FT.           | OCCUPIER                             | LEASE START | LEASE EXPIRY | RENT PA         | RENT REVIEW          | ERV PA   | BREAK CLAUSE | COMMENTS  |
|-----------------------|-----------------------|--------------------------------------|-------------|--------------|-----------------|----------------------|--|--------------|---|
| Hotel                 | 22,344<br>60<br>Rooms | Travelodge Hotels Ltd                | 17/08/16    | 16/08/41     | £270,558        | 16/08/31<br>16/08/36 | £329,175<br>(assuming<br>max CPI uplift<br>at reviews) | -            | CPI-linked, 1% collar & 4% cap.<br>Tenant option to renew at expiry<br>for further 25 years                               |
| Unit 1                | 1,679                 | Ladbrokes<br>Betting & Gaming<br>Ltd | 22/03/07    | 21/03/27     | £42,000         | -                    | £42,000  | -            | -   |
| Unit 2                | 5,565                 | Poundstretcher<br>Ltd                | 03/04/19    | 02/04/29     | £60,000         | -                    | £60,000  | -            | -   |
| Unit 3                | 4,542                 | InHealth Ltd                         | 11/09/24    | 10/09/39     | £65,000         | 11/09/29             | £65,000  | 11/09/34     | Year 1-2 £60,000pa<br>Years 3-4 £62,500pa<br>Year 5 £65,000pa<br>Vendor to top up to Year 5                               |
| Unit 4a               | 1,873                 | Jaqs Chicken                         | 08/11/10    | 07/11/30     | £32,000         | -                    | £32,400  | -            | Tenant not in occupation.<br>Surrender negotiations ongoing.<br>Vendor to provide 12 month rent<br>top up from completion |
| Unit F, 4b<br>(front) | 1,183                 | Bethany Clark                        | 01/04/22    | 23/04/28     | £13,333         | -                    | £15,000  | -            | -   |
| Unit 4b<br>(rear)     | 353                   | Danielle Prosser                     | 02/09/21    | 23/04/28     | £6,000          | -                    | £6,000   | -            | -   |
| Unit 5                | 980                   | Subway Realty<br>Ltd                 | 23/04/17    | 22/04/27     | £23,000         | -                    | £23,000  | -            | -   |
| EV<br>Charging        | 4 Spaces              | Swarco Smart<br>Charging Ltd         | 08/11/23    | 07/02/39     | £4,231          | 08/11/24             | £4,231   | -            | Base rent £4,231 with annual CPI-<br>linked, 1.5% collar and 4.5% cap<br>uplifts  |
| <b>TOTAL</b>          | <b>38,519</b>         |                                      |             |              | <b>£516,122</b> |                      | <b>£576,806</b>  |              |   |



Ladbrokes

Ladbrokes

Travelodge

Travelodge

buys

Telephone

Coins & Cards

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24 HOURS

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## TENURE

Freehold, subject to the existing tenancies.

## EPCs

Available upon request.

## VAT

We are advised that the property is elected for VAT although it is anticipated that the sale will be treated by way of a TOGC.

## PRICE

Offers based on £6,245,000, reflecting 7.75% net initial yield, with a reversionary yield of 8.66%.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-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.



# CONTACTS

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