

MATALAN



**3 PORTWAY ROAD
OLDBURY, B69 2BZ**

LEWIS ELLIS



halfords

farmfoods

Dunelm

Newbury Lane

Premier Inn

A4123 Wolverhampton Road

Holiday Inn

MATALAN

A4034 Churchbridge

MOTORPOINT

Portway Road

Taylors Lane

OLDBURY GREEN RETAIL PARK
SMYTHS
Iceland the food WAREHOUSE
next
pets at home
Capd RIGHT
Poundland
HOMEBASE
Make a house a home

Dreams

FILOUT

A457 Oldbury Ringway

A457

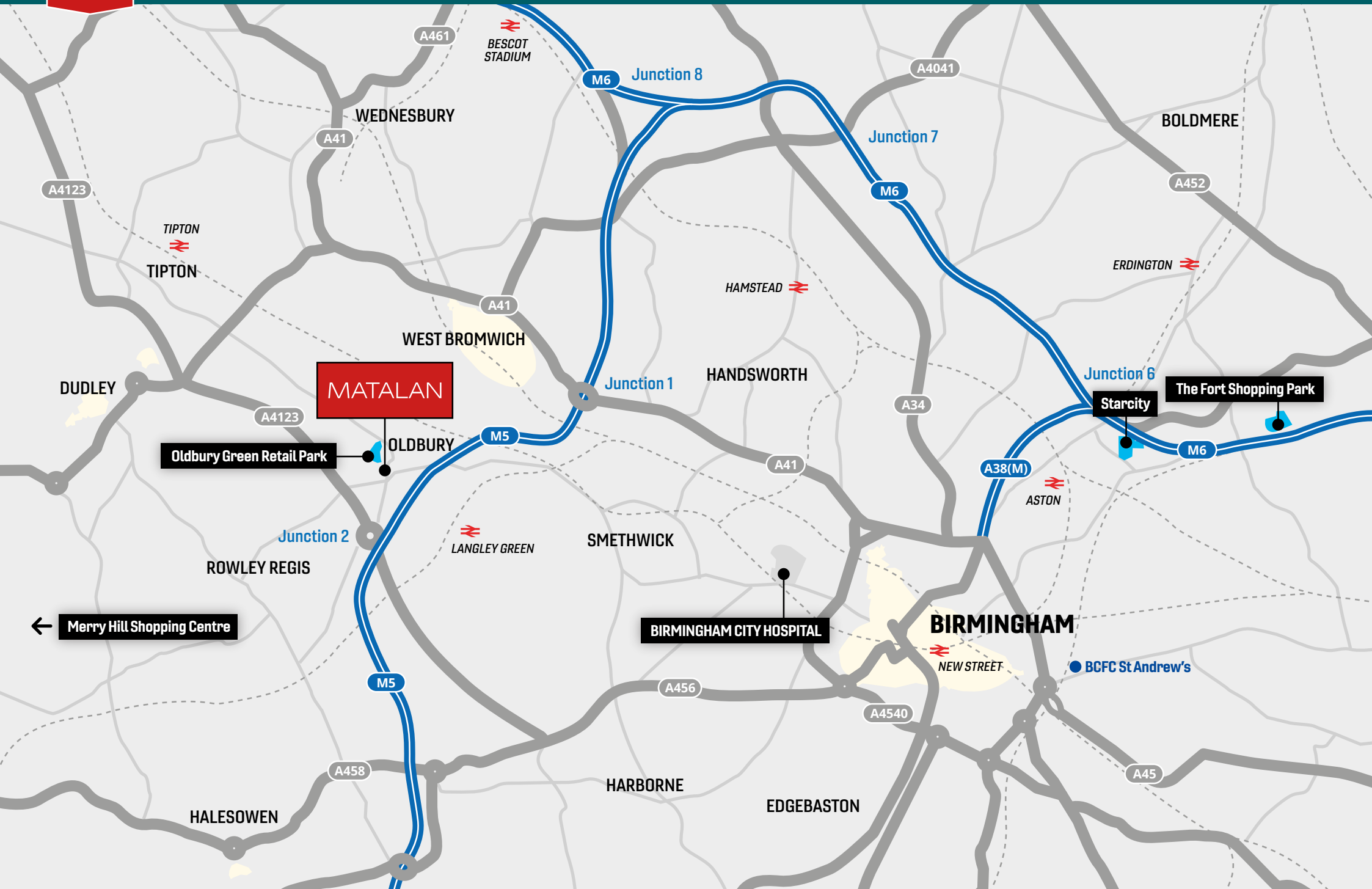
MECCA

Argos

Sainsbury's

Halesowen Street

SANDWELL COUNCIL OFFICES



Investment Summary

- High Yielding Midlands Retail Warehouse Investment.
- Matalan in occupation for 28 years.
- Located in a commercial area close to Oldbury Green Retail Park, a Sainsburys superstore and other retail occupiers.
- Only 0.9 miles from Junction 2 of the M5.
- Unit of 22,050 sq ft GIA, plus storage mezzanine of circa 5,000 sq ft (tenants).
- Planning allows for the sale of non food retail goods.
- Freehold, low density site of 1.75 acres facilitating alternative commercial uses.
- Let to Matalan Retail Limited until 2nd December 2026 (reversionary lease agreed in 2021) at a low passing rent of £237,000 per annum (£10.75 psf). Rent was previously £253,000 per annum (£11.47 psf).
- EPC of C(54).
- Generous 133 car parking spaces representing 1:166 sq ft.
- Matalan have recently completed a comprehensive financial restructure with new investors promising £100m to be spent on store improvements. The company reported over £1bn turnover and £165m net worth in 2022.

