

Trident Shopping Centre

Shopping Centre on
Dudley High Street

[View Our Stores](#)

SHOPS



FRENCH CONNECTION
COFFEE HOUSE



DAVO BARBER
SHOP



SUBWAY



THE SALVATION
ARMY



RAMSEYS

AND MANY MORE...

Landlords Shortfall

Landlord's Service Charge liability and other centre running costs equates to £76,954,42 pa.
The current triple net rent is £490,000 pa.
the full breakdown is available within the data room.

VAT

The property is elected for VAT. it is anticipated that the transaction will be treated as a transfer of going concern. (TOGC)

Data Room

To access data room contact us:
ali@homesolutionslondon.uk

Asset Management Opportunities

There are numerous asset Management opportunities including:

- letting the vacant units
- converting the vacant office space to residential via permitted development
- increasing income through installing aerals on the roof
- improving advertising revenues within the centre
- large Town centre site allows for larger scale redevelopment in the longer term

Proposal

Our client is seeking offers in the region of £5,000,000 (five million pounds) subject to contract and exclusive of VAT. A purchase at this level would attract an attractive net initial yield of 13.32% and a triple net yield of 12.17% and a potential revolutionary yield of 14.54% after allowing for purchasers cost of 6.59%.



SUMMARY INCOME

SUMMARY STATEMENT, EXISTING & PROPOSED PROJECT DETAIL									
PERMITTED DEVELOPMENT, NEW PROPOSED DEVELOPMENT,									
INCOME SUMMARY STATEMENT FROM EXISTING COMMERCIAL UNITS									
A	RENTAL INCOME	£547,663.85		BASED ON EXISTING TENANCY SCHEDULE 10-07-2022					
B	CAR PARKING INCOME	£70,000.00		AVERAGE DAILY INCOME £200-£250					
C	TOTAL INCOME	£618,063.85		SERVICE CHARGES			£71,621.68		
PROPOSED RESIDENTIAL DEVELOPMENTS - AREAS, EQUITY AND SALE VALUES									
SN	AREAS	SQ.MTR	SQ. FEET	1 BED APTS	2 BED APTS	3 BED APTS	TOTAL APTS	PRICE / SQ.FT	GDV FOR EACH AREA
1	TRIDENT HOUSE, WOLVERHAMPTON STREET, DY1 1DB	2,154	23,074	5	27		32	155	3,576,470
2	TRIDENT PARKVIEW, 187-192 HIGH STREET	2,310	24,763	0	33	7	40	180	4,457,340
3	TRIDENT PLACE, 193-204 HIGHT STREET	4,655	49,903	15	26	21	62	180	8,982,540
							134	TOTAL	£17,016,350

Trident Shopping Centre,
187-203 High Street,
Dudley DY1 1QJ

- Trident House, Wolverhampton Street, Dudley DY1 1DB
- Total retail units: 32
- Six-story office building: 6 floors total
- 175 underground car parking spaces: the only private parking in the High Street area

PERMITTED DEVELOPMENT (PD) SCHEME OVERVIEW:

- **Trident House:**

A refurbishment project for **32 apartments**. The planning application has already been approved and is available for review on the council portal.

- **Trident Park View (187-192):**

A development featuring **51 apartments**.

- **Trident Shopping & Apartments:**

A mixed-use project comprising **120-130 apartments**.

- **Total Apartments:**

The combined development will result in **200 apartments**.



PRE-APP PROPOSAL







Wolverhampton Street

LOCATION & AMENITIES

Security & Internal Finishes

- Video intercom entry system to each apartment.
- Hardwood veneered, solid core entrance door with spy hole. Hardwood veneered, or equivalent, internal doors throughout. Brushed stainless steel and chrome ironmongery throughout.

General

- American walnut veneer front door
- Wood effect flooring in living areas, kitchen and bathroom with 15 year guarantee

Carpet to all bedrooms

The apartments are fitted with electric panel heaters, complete with integral thermostat and booster controls

- Brushed aluminum door handles, light switches and power sockets

Phone point in central utility cupboard

- Three double power sockets in main bedrooms & 4 double power sockets in living/kitchen area

Integrated Receiving System, allowing residents to access Multi Terrestrial and Free view as standard. This is also compatible with Sky, BT Vision and other TV media providers

- TV points in bedroom and living area
 - Superfast broadband connection available
- 10 years warranty



TRANSPORT LINKS



University of Wolverhampton
Wolverhampton Train Station
Midland Metro
The Mander Shopping Centre
Molineux Stadium
Wolverhampton Grand Theatre
Westside

7 minutes
10 minutes
7 minutes
5 minutes
5 minutes
8 minutes
1 minute



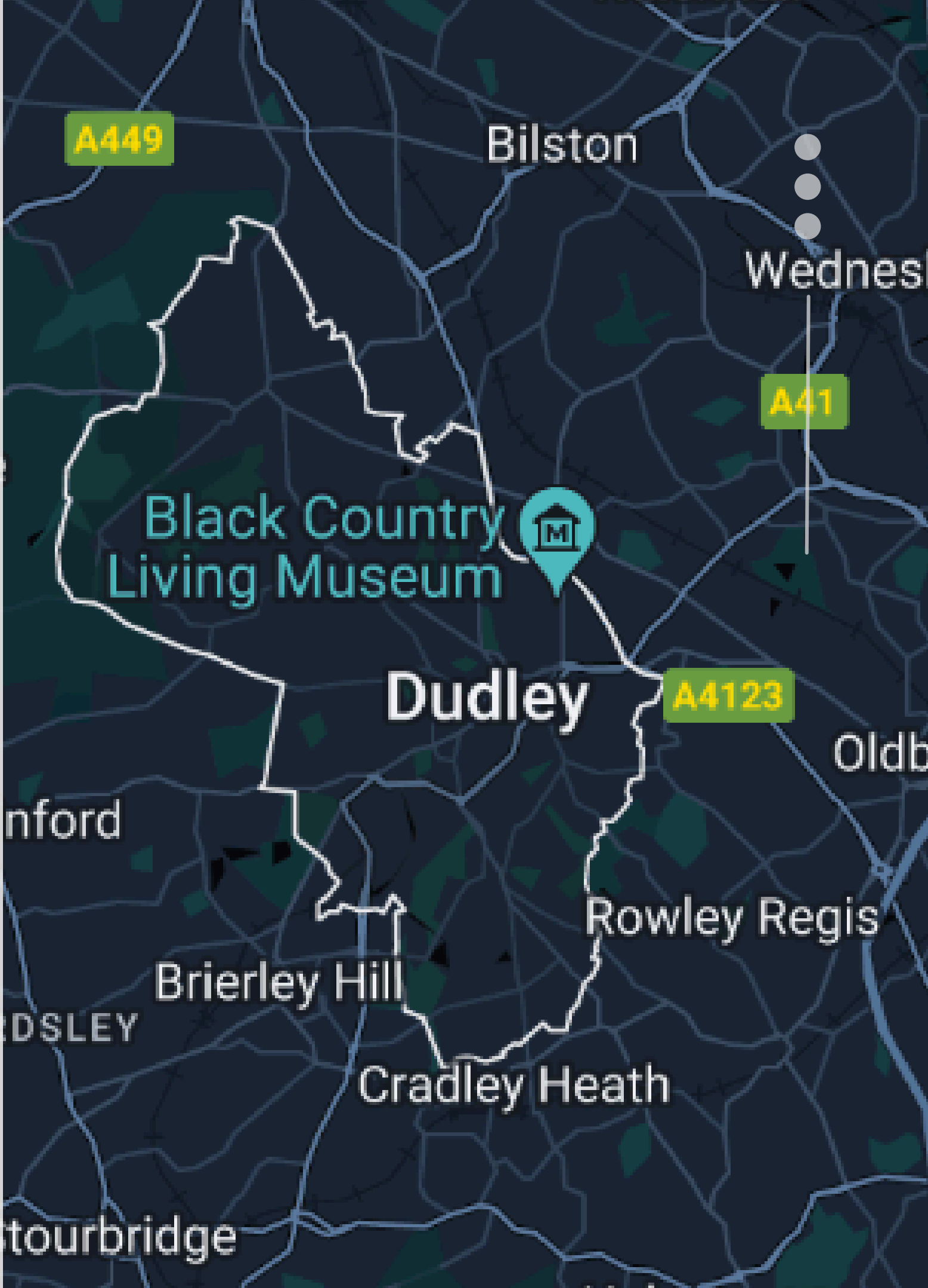
Birmingham New Street Station
Birmingham International Airport
London Euston
Manchester Piccadilly

16 minutes
32 minutes
99 minutes
70 minutes



Birmingham City Centre
Junction 14 M6 Motorway
Birmingham International Airport
Manchester
London

17 miles
5 miles
27 miles
72 miles
118 miles



A WORLD CLASS CITY OF HISTORY, INNOVATION AND CONNECTIVITY

Dudley is the historic capital of the Black Country, a region located in the heart of the West Midlands, in the centre of the UK. It is close to the M5 and M6, just eight miles from Birmingham City Centre and within easy reach of Birmingham International Airport.

Dudley and the Black Country have a long history of providing world-class manufacturing and engineering and continue to provide the perfect economic conditions for advanced manufacturing. DY5 will create new creative and technological zones, bolstering the borough's strong manufacturing infrastructure, which employs 14.8% of the workforce (national average 8.5%).

Unique tourist attractions

With a rich industrial heritage, Dudley borough's tourist attractions boast: 400 years of glass making in Stourbridge Glass Quarter, 11th century Dudley castle at the Zoological gardens, open air Black Country Living Museum, underground limestone mines at Dudley Canal and Tunnel trust and so much more. So why not Discover Dudley?



DUDLEY



KEY DEVELOPMENTS

INSTITUTE OF TECHNOLOGY

- £31m proposal led by Dudley College working in partnership with Aston University, University of Warwick, University of Wolverhampton and Dudley College of Technology
- The institute will provide specialist higher level progression pathways to compliment the R&D activity at the VLR Innovation Centre and to meet future skills needs
- Phase one is a £15m development to deliver advanced manufacturing and digital technologies by 2020
- Phase two is circa £16m development to deliver transport technologies including propulsion methods, autonomous vehicles, control signaling and health technicians programmes by 2022.



THE VERY LIGHT RAIL NATIONAL INNOVATION CENTRE (VLRNIC)

- £26m National Innovation Centre in partnership with WMG, Network Rail, TfWM/MMA, DfT, Dudley Council and WMCA
- Supports the development of Very Light Rail and Connected and Autonomous Vehicle (CAV) sectors
- Scheme will include a research and technology institute, test track for prototype vehicles, business support centre, vehicle test shed
- Offering occupier opportunities
- Scheduled for completion Spring 2021.

DY5 DUDLEY'S BUSINESS AND INNOVATION ENTERPRISE ZONE

- Covers 70 hectares, offering office, technology, leisure and residential high density mixed use development opportunities
- The enterprise zone covers six areas and includes an attractive waterfront location
- Home to the new 'Resonance' Music Institute, a £9.6m higher education facility.
- Interchange



INTERCHANGE

- New £18m transport interchange located at the heart of the town centre
 - Project developed by West Midlands Combined Authority (WMCA) to link the bus station, Metro and eventually SPRINT
 - Scheduled for completion Autumn 2021.
- 



PORTERSFIELD

- £81m major mixed-use town center regeneration scheme
- Delivering 4.830sqm of retail and leisure space together with new residential development
- Occupier opportunities adjacent to the new Midland Metro route and planned transport interchange
- Phase one completion 2021/22.



Award winning business support ecosystem enabling development and growth



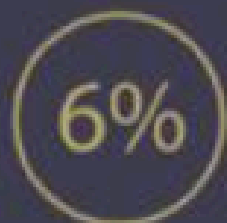
Furnishing Pack
1 Bed £3,995
2 Bed Duplex £5,995



Only eight miles from Birmingham city centre



Advanced manufacturing core of the West Midlands



Predicted Rental Yield



£1 billion
Investment on-site or in the pipeline



Major new Metro infrastructure investment underway



Fully
Managed Investment



Only
34 Apartments



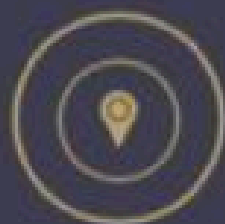
High Net
Rental Income



Leasehold
250 Years



Ground Rent
£350

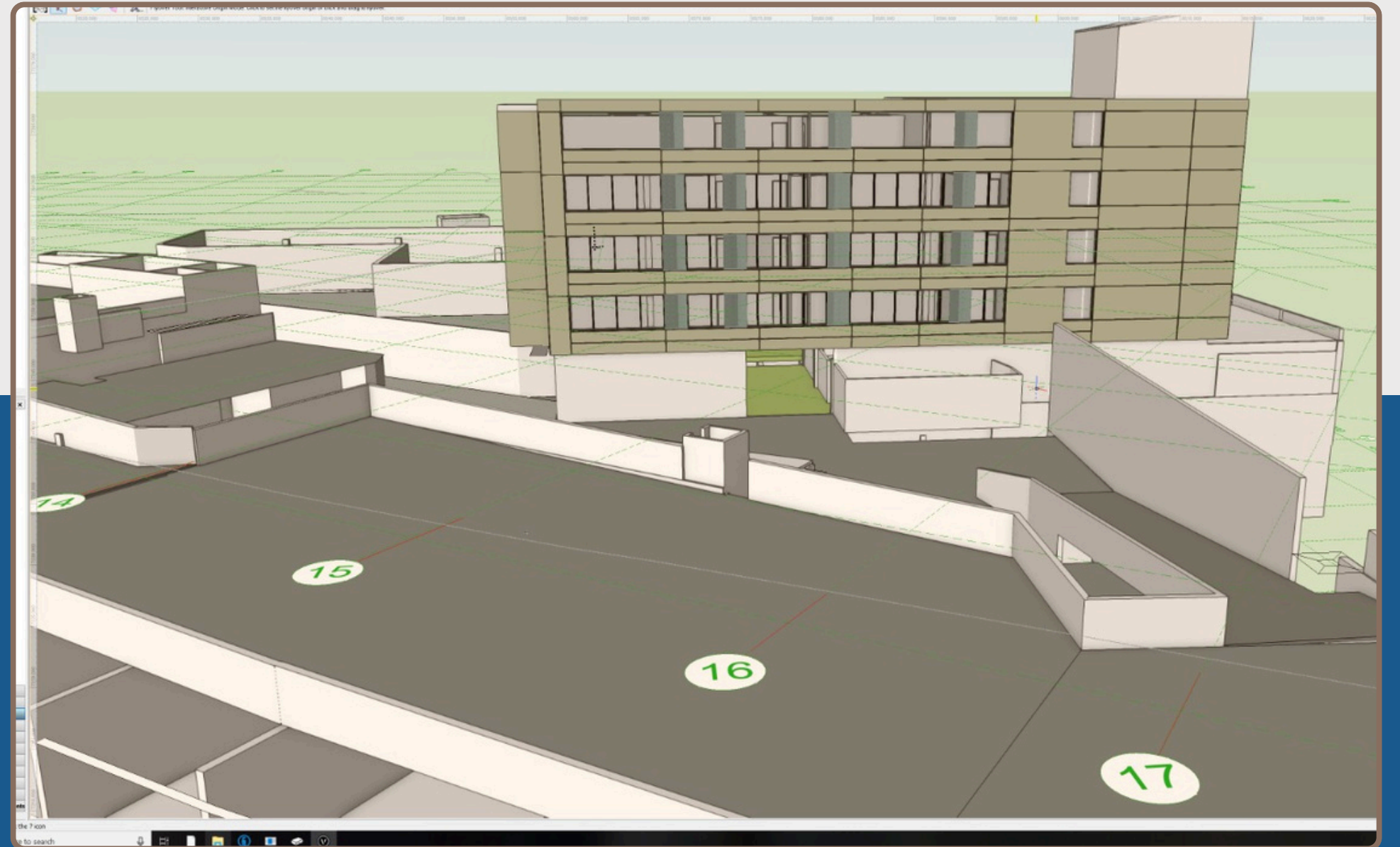


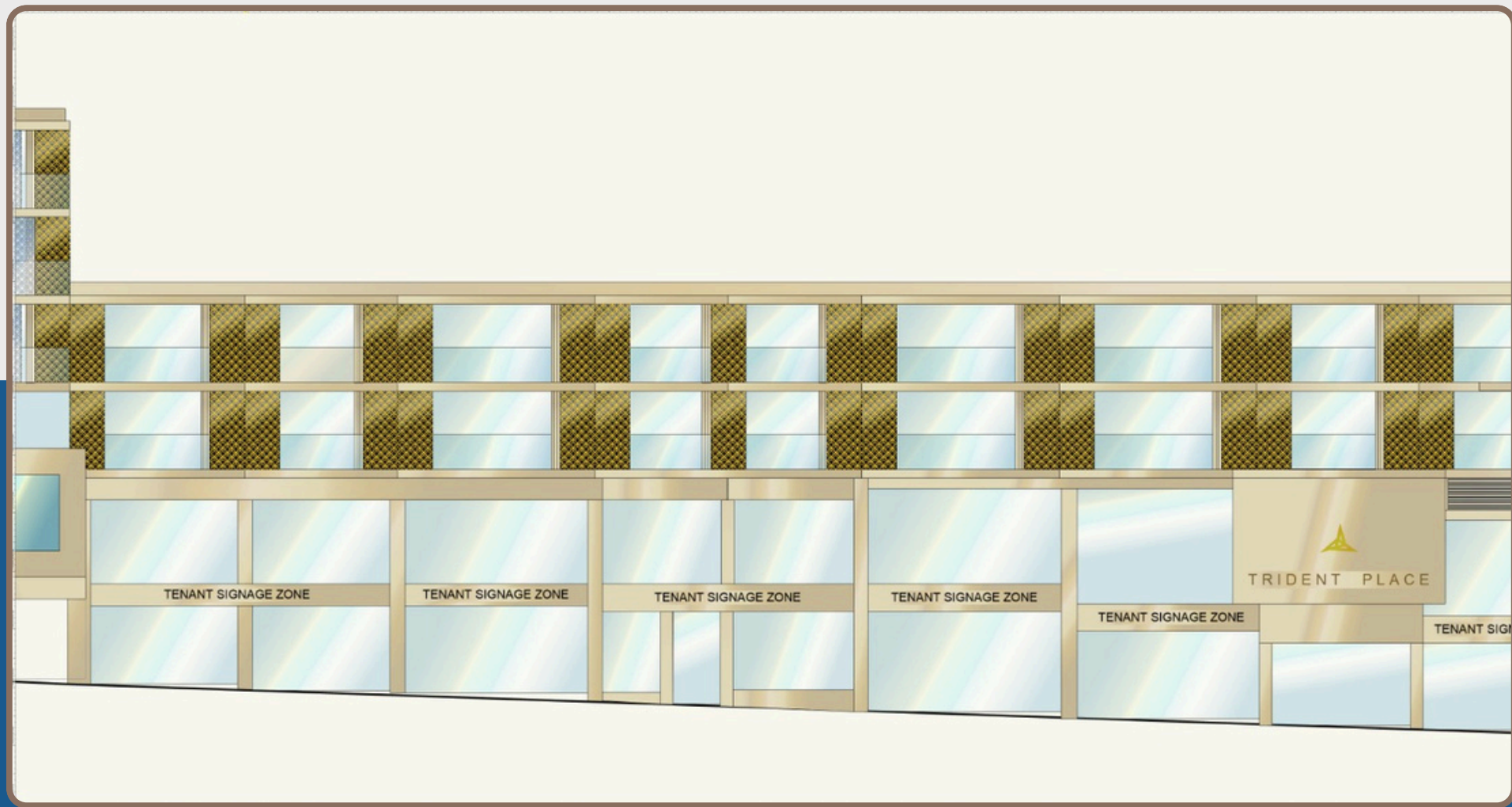
Prime Location



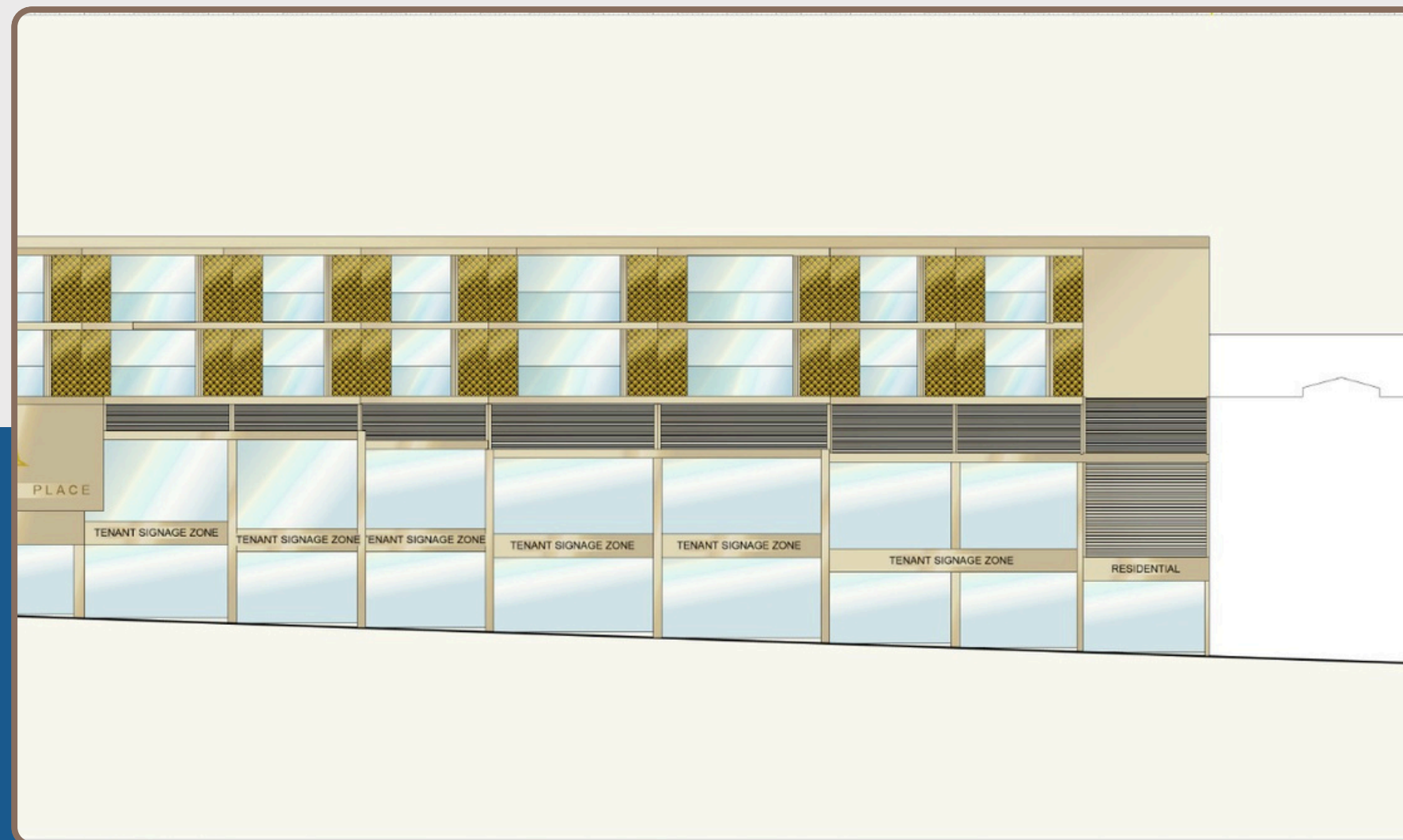
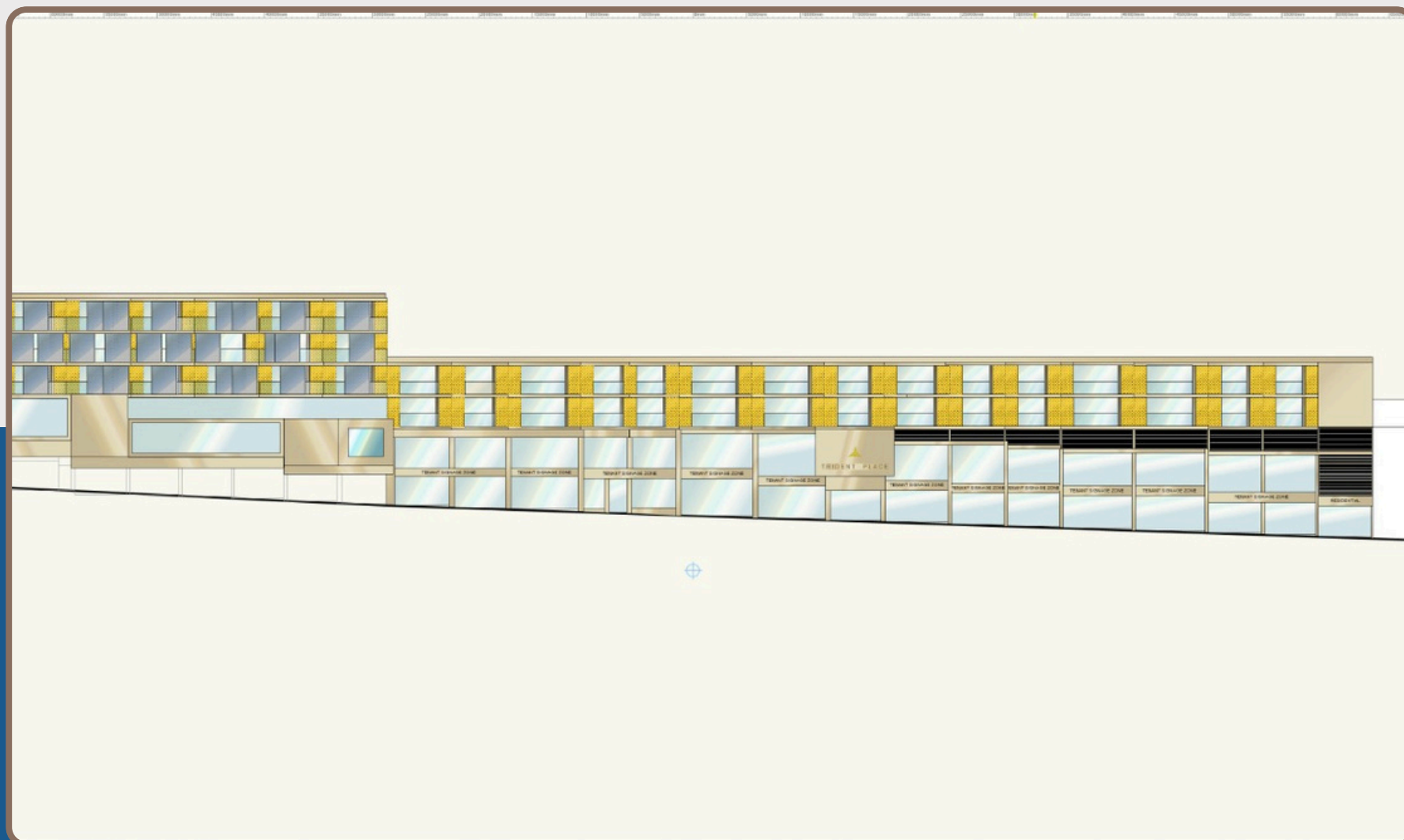
Q2
2021 Completion

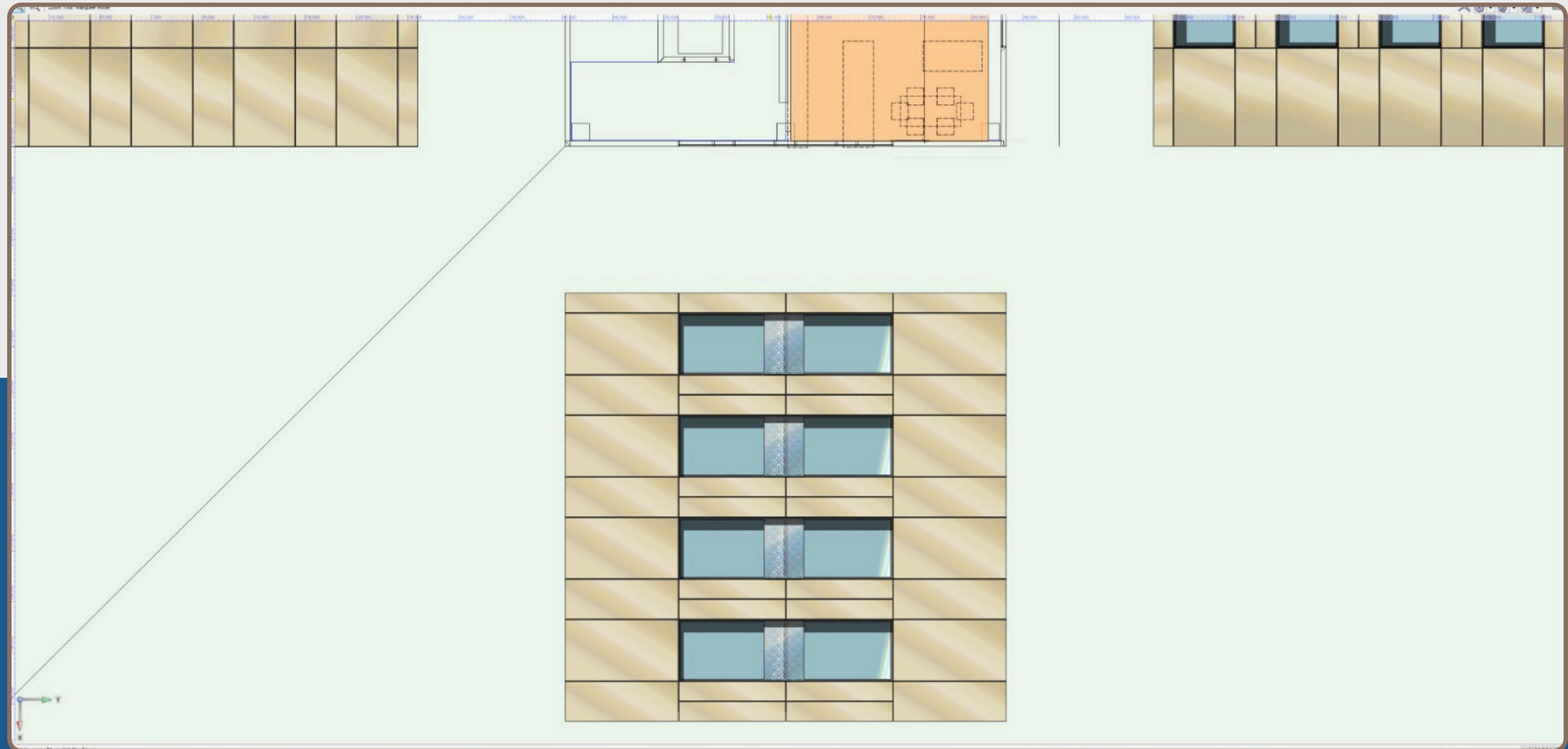
PROPOSED PLAN











Thank You

We'd love to hear from you. Depending on your inquiry we'll find the right contact person.



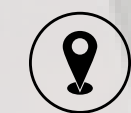
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