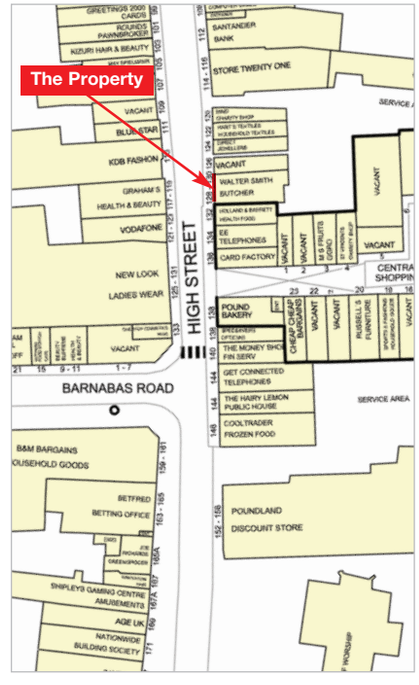
Birmingham

128/130 High Street
Erdington
West Midlands
B23 6RS

- **Freehold Shop Investment**
- Popular suburb of Birmingham
- Busy location on High Street
- Adjacent to the Central Shopping Centre
- Let to established local covenant
- Rent Review 2019
- Current Rent Reserved

£36,000 pa



Tenure
Freehold.

Location
Erdington is an established residential suburb situated approximately 5 miles to the north-east of Birmingham city centre and some 3 miles south of Sutton Coldfield. The A38 dual carriageway runs approximately 2 miles south-east of the property at Junction 6 of the M6 motorway.
The property is situated on the south side of High Street, in between New Street and Barnabas Road.
Occupiers close by include Santander, New Look, Holland & Barrett, Card Factory and EE amongst many others.

Description
The property is arranged on ground and one upper floor to provide a shop at ground floor with added ancillary accommodation to the ground rear and first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	**7.85 m**	**(25' 9")**
Net Frontage	**7.40 m**	**(24' 4")**
Shop Depth	**9.00 m**	**(29' 6")**
Built Depth	**18.90 m**	**(62')**
Ground Floor	**133.45 sq m**	**(1,436 sq ft)**
First Floor	**16.35 sq m**	**(176 sq ft)**

Tenancy
The entire property is at present let to FINE FOODS LTD (t/a Walter Smith Butchers) for a term of 10 years from 7th January 2014 at a current rent of £36,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a tenant's break option in the fifth year. If the option to determine is exercised, then the tenant is to repay the initial 6 month rent free period.

Tenant Information
No. of Branches: 15.
Website Address: www.waltersmith.co.uk
The Auctioneers are advised by the Seller the tenant has been in occupation for some 40 years.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
EPC Rating 109 Band E (Copy available on website).