

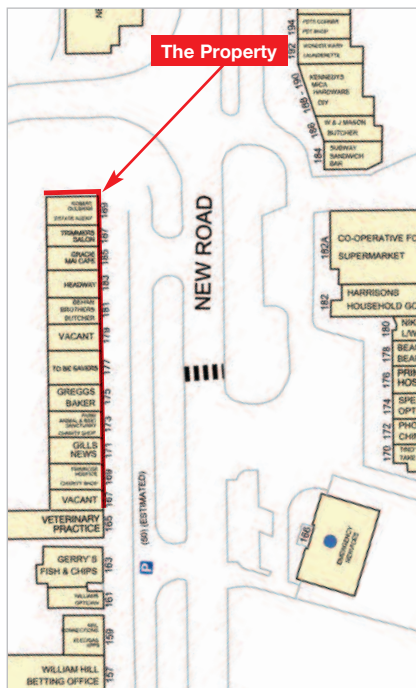
**Rubery**  
**167-189 & 193-215**  
**New Road**  
**Rednal**  
**Birmingham**  
**West Midlands**  
**B45 9JW**

- **Freehold Neighbourhood Shopping Parade Investment**
- Comprises 12 shops and 13 residential units (11 sold off on long leases)
- Tenants include Greggs and Savers
- Includes two maisonettes let on Assured Shorthold Tenancies
- Forms part of a larger and established retail parade
- Total Current Rents Reserved  
**£142,500 pa plus vacant possession of two shops**

On behalf of Insolvency Practitioners

**Deloitte.**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**

Freehold.

**Location**

Rubery is a southern suburb of Birmingham situated on the A38 some 8.5 miles south-west of Birmingham city centre. There are good road communications, with Junction 4 of the M5 Motorway being some two miles to the south-west.

The property forms part of a larger and well established parade of shops and is located on the north side of New Road, which acts as the principal retail thoroughfare in the town.

Occupiers close by include Co-operative Supermarket, Domino's, Lloyds Pharmacy, William Hill, Costcutter, Barclays and Lloyds Bank, amongst many others.

**Description**

The property is arranged on ground and two upper floors to provide a parade of 12 ground floor shops, with 11 self-contained maisonettes and two flats on the two upper floors. No. 177 New Road benefits from ancillary accommodation on the first floor.

**VAT**

The Receivers believe that VAT is applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

**Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms G King, CMS CMNO LLP. Tel: 0207 071 7341 e-mail: [gaye.king@cms-cmno.com](mailto:gaye.king@cms-cmno.com)



LOT 97



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
167 New Road	Vacant	Ground Floor 51.85 sq m (558 sq ft)			
169 New Road	The Primrose Hospice Ltd (1)	Ground Floor 95.4 sq m (1,027 sq ft)	15 years from 25.03.2005 Rent review every 5th year IR & I	£19,000 p.a.	Reversion 2020
171 New Road	Individual	Ground Floor 102.1 sq m (1,099 sq ft)	A term of years expiring 07.04.2020 FR & I	£9,000 p.a.	Reversion 2020
173 New Road	Farm Animal and Bird Sanctuary Trust (2)	Ground Floor 85.9 sq m (925 sq ft)	5 years from 23.06.2016 FR & I	£12,000 p.a.	Reversion 2021
175 New Road	Greggs plc (4)	Ground Floor 60.35 sq m (649 sq ft)	10 years from 18.05.2017 Rent review and tenant break on the 5th anniversary IR & I	£10,000 p.a. (3)	Rent Review 2022
177 New Road	Savers Healthy and Beauty Limited (5)	Ground Floor 158.1 sq m (1,702 sq ft) First Floor 84.8 sq m (912 sq ft) 242.9 sq m (2,614 sq ft)	10 years from 11.06.2017 Rent review and tenant break on the 5th anniversary IR & I	£18,500 p.a. (3)	Rent Review 2022
179 New Road	Vacant	Ground Floor 60.85 sq m (655 sq ft)			
181 New Road	Individuals	Ground Floor 62.6 sq m (673 sq ft)	5 years from 08.04.2013 FR & I	£10,000 p.a.	Reversion 2018
183 New Road	Headway Birmingham & Solihull Trading Ltd (6)	Ground Floor 63.4 sq m (682 sq ft)	5 years from 06.06.2016 Tenant break option on 06.06.2019 IR & I	£9,250 p.a. (rising to £9,500 p.a. in 2018)	Reversion 2021
185 New Road	Individual	Ground Floor 63.4 sq m (682 sq ft)	5 years from 28.08.2015 Tenant break option on 27.08.2018 IR & I	£10,000 p.a.	Reversion 2020
187 New Road	Individuals	Ground Floor 52.9 sq m (569 sq ft)	15 years from 29.09.2004 Rent review every 5th year FR & I	£12,500 p.a.	Reversion 2019
189 New Road	Individuals	Ground Floor 61.55 sq m (662 sq ft)	10 years from 02.05.2008 Rent review every 5th year IR & I	£16,750 p.a.	Reversion 2018
193, 195, 199, 203A, 203, 205, 207, 209, 211, 213 and 215 New Road (7)	Various Individuals	9 Maisonettes and 2 Flats	Each let for 99 years from 01.11.2003	£1,100 p.a. (£100 p.a. per flat)	Reversions 2102
197 New Road (7)	Individual	First & Second Floor Maisonette	6 Month Assured Shorthold Tenancy from 07.03.2016	£7,200 p.a.	
201 New Road (7)	Individual	First & Second Floor Maisonette	6 Month Assured Shorthold Tenancy from 01.04.2016	£7,200 p.a.	
<b>Total</b>				<b>£142,500 p.a.</b>	

(1) For the financial year ended 31st March 2016, The Primrose Hospice Ltd did not report a turnover, but did report a pre-tax profit of -£44,488, shareholders' funds and a net worth of £2.469m.

(Source: Experian 05.06.2017.)

(2) [www.farmanimalandbirdsantuary.co.uk](http://www.farmanimalandbirdsantuary.co.uk)

(3) The tenant benefits from a rent free period which the seller will top up from completion.

(4) For the financial year ended 2nd January 2016, Greggs plc reported a turnover of £835.749m, a pre-tax profit of £73.028m, shareholders' funds of £266.274m and a net worth of £256.026m. (Source: Experian 05.06.2017.)

(5) Savers was founded in the UK in 1988 and currently runs over 380 stores extending throughout England, Scotland and Wales. (Source: [www.savers.co.uk](http://www.savers.co.uk)) The ultimate holding company is CK Hutchison Holdings Ltd.

(6) [www.headway.org.uk](http://www.headway.org.uk)

(7) Not inspected by Allsop.