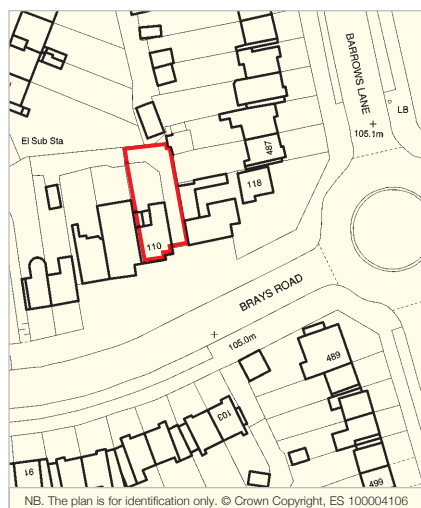
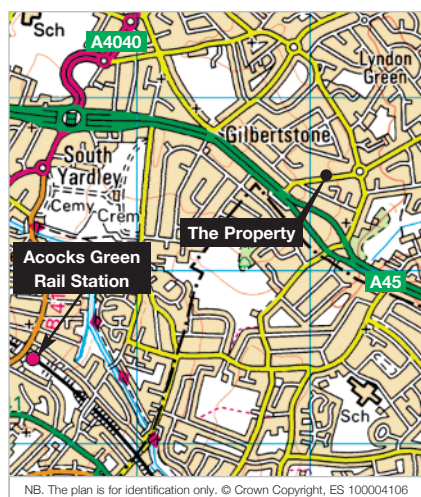


Birmingham

110/110A Brays Road
West Midlands
B26 1NS

- **Freehold Shop and Residential Investment**
- Comprises a shop and self-contained residential accommodation
- Located in a mixed commercial/residential area
- Shop may be suitable for alternative uses subject to the existing tenancies and obtaining the necessary planning consents
- VAT is not applicable
- Total Current Rents Reserved
£14,400 pa



Tenure
Freehold.

Location

Birmingham is the UK's second city and is the administrative centre of the West Midlands, serving a population of some 1 million and is located at the heart of the national motorway network. The M6 and M5 motorways are both within 4 miles of the city centre, giving access to London, the North West and South West of England. The M40 links with the M42 Orbital to the south of Birmingham, also giving access to Oxford and London. The property is situated on the north side of Brays Road, some two miles away from Acocks Green Rail Station and some four miles from Birmingham International Airport. Occupiers close by include a mix of local traders.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor shop with self-contained residential accommodation on basement (cellar), part ground and first floors, which is accessed from the side. There is a paved garden to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 142 Birmingham**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
110	R Frye	Gross Frontage 5.90 m (19' 4") Net Frontage 4.80 m (15' 9") Shop Depth 3.90 m (12' 9") Built Depth 10.95 m (35' 11") Ground Floor Total Area 39.75 sq m (428 sq ft)	A term of years from 01.05.2015 to 31.05.2018 FR & I	£7,200 p.a.	Reversion 2018
110A	Individual	Basement – Storage Part Ground and First Floor – 4 Rooms, Kitchen, Bathroom, WC	1 year Assured Shorthold Tenancy from 01.12.2016	£7,200 p.a.	Reversion 2017

Total £14,400 p.a.

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 Rhys Moss Esq, GloverPriest Solicitors Limited. Tel: 01384 375649 e-mail: rhys.moss@gloverpriest.com