



Tenure

Freehold.

Location

King's Heath is a popular Birmingham suburb located on the A435 some 4 miles south of the City Centre.

The property is situated on the High Street (A435) in a prominent corner position, at its junction with Heathfield Road. High Street acts as the principal retail pitch and main thoroughfare leading to Birmingham city centre from the M42 Motorway (Junction 3) some 6 miles to the south.

Occupiers close by include Horse & Hounds Public House (opposite), Sue Ryder (adjacent), Boots Chemist, Peacocks, Asda, Costa Coffee, Holland & Barrett, Iceland, New Look, William Hill, Vodafone and NatWest Bank amongst many others.

Description

This attractive prominent property is arranged on ground and two upper floors to provide a ground floor betting shop with self-contained office accommodation above which benefits from separate access via Heathfield Road, and may have residential conversion potential.

The property provides the following accommodation and dimensions:

Planning

The first and second floors may have residential conversion potential, subject to obtaining all the relevant consents. All enquires should be referred to: Birmingham City Council

Tel: 0121 303 1115 Website: www.birmingham.gov.uk.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Done Brothers (Cash Betting) Ltd (t/a Betfred) (1)	Gross Frontage 6.8 m (22' 4") Net Frontage 3.3 m (10' 10") Shop Depth 14.8 m (48' 7") Built Depth 29.8 m (97' 9") Ground Floor 126.4 sq m (1,360 sq ft)	10 years from 11.03.2011 Rent review every 5th year FR & I by way of service charge	£47,500 p.a.	Rent Review 2016
First & Second Floors (2)	Vacant	First Floor 87.1 sq m (938 sq ft) Second Floor 70.1 sq m (754 sq ft) Total 157.2 sq m (1,692 sq ft)			

(1) Website Address: www.betfred.com For the year ended 28th September 2014, Done Brothers Cash Betting Ltd reported a turnover of £417.111m, a pre-tax profit of £13.967m, shareholders' funds of £125.185m and a net worth of £108.429m. (Source: Experian.com 10.01.2016.).

(2) Not inspected by Allsop. Areas taken from www.2010.voa.go.uk

Total £47,500 p.a.

King's Heath

141 High Street

West Midlands

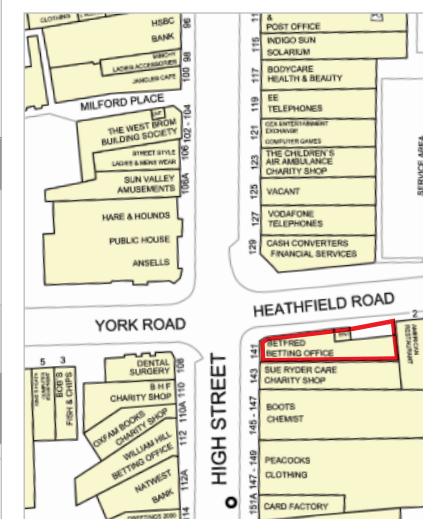
B14 7DG

- **Attractive Freehold Betting Shop & Vacant Office Investment**
- Prominent corner position opposite Horse & Hounds public house, and close to Boots Chemist
- Ground floor let to Done Brothers Cash Betting Ltd (t/a Betfred) until 2021
- Includes vacant offices with residential potential
- No VAT applicable
- Rent Review 2016
- Current Rent Reserved
£47,500 pa
Plus vacant possession of offices

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

CBRE

SIX WEEK COMPLETION AVAILABLE



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

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