

Acocks Green

1173 Warwick Road

Birmingham

West Midlands

B27 6RG

- **Leasehold Takeaway Restaurant Investment**
 - Lease expiring 2029 (1)
 - Town centre location in popular Birmingham suburb
 - Customer parking to the front
 - Located on the busy A41 Trunk Road
 - Rent Review 2019
 - Current Gross Rent Reserved
- £28,552 pa**



Tenure

Leasehold. Held from BP Oil UK Ltd for a term of 99 years from 8th December 1982 (thus having some 65 years unexpired) at a fixed ground rent of £1 per annum.

Location

Acocks Green is a suburb of Birmingham situated some 4 miles south-east of the city centre, equidistant between Birmingham centre and Solihull. Warwick Road (A41) provides access to the M42 (Junction 5). The property is situated on the south side of Warwick Road (A41) in the heart of Acocks Green town centre. Occupiers close by include Sainsbury's, Aldi, Betfred, NatWest, Lloyds Pharmacy, KFC, British Heart Foundation and Cash Converters amongst others, including a number of local and independent traders.

Description

The property is arranged on ground floor only to provide a restaurant premises trading as 'Peri's'. The property has been divided internally to provide a customer seating area with kitchen, preparation room and customer WCs. The property benefits from 10 parking spaces to the front.

The property provides the following accommodation and dimensions:
Ground Floor **167.17 sq m** **(1,799 sq ft)**

NB. Not inspected by Allsop. Areas taken from www.voa.gov.uk

Tenancy

The entire property is at present let to FH CAPITAL LTD for a term of 15 years from 7th March 2014 at a current rent of £28,552 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

(1) The tenant has an option to break on the 5th and 10th years of the term.

VAT

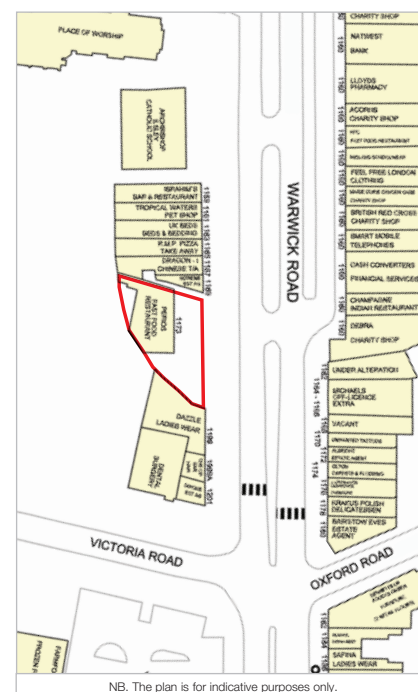
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 107 Band E (Copy available on website).



NB. The plan is for indicative purposes only.