

# Birmingham

65 Raddlebarn Road  
Selly Oak  
West Midlands  
B29 6HQ

- Freehold Shop Investment
  - Let to subsidiary of AAH Limited, trading as Lloyds Pharmacy
  - Lessee Holding over
  - Current Rent Reserved
- £4,000 pa**

On the Instructions of a  
National Charity

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Selly Oak is a densely populated suburb, forming part of the West Midlands Conurbation, some 4 miles south of Birmingham city centre and immediately south of the University of Birmingham Campus. The area is well served by public transport (rail links at Selly Oak Station) as well as being on the A38, at its junction with the A4040. Raddlebarn Road runs parallel to and south of Bristol Road (A38) and the property forms part of a local parade of shops serving the local traditional housing area, close to the junction with Tiverton Road. Occupiers close by include an off-licence, a restaurant and other local traders.

## Description

The property is arranged on ground and one upper floor to provide a chemists shop with ancillary accommodation on the upper floor, access to which is from within the shops. To the rear is a garden area, separated from the front building by a shared pathway.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	4.27 m	(14' 0")
<b>Net Frontage</b>	4.04 m	(13' 3")
<b>Shop &amp; Built Depth</b>	22.6 m	(74' 2")
<b>First Floor</b>	51.2 sq m	(552 sq ft)

## Tenancy

The entire property is at present let to LEVEL CROWN LIMITED on a lease for a term of 7 years from 25th December 1996, at a current rent of £4,000 per annum exclusive of rates. The lease provided for rent reviews every third year and on the penultimate day of the term and contains full repairing and insuring covenants. The lease expired in 2003. The lessee is a dormant company, owned ultimately by Admenta Holdings Limited (Source: Riskdisk November 2013). The property is occupied by Lloyds Pharmacy.

## VAT

VAT is not applicable to this lot.

## 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** J Frankland Esq, Hewitsons. Tel: 01223 532 738 e-mail: [jamesfrankland@hewitsons.com](mailto:jamesfrankland@hewitsons.com)