



Tenure

Freehold.

Location

Northfield is a busy mixed residential and commercial suburb of Birmingham, lying some 5 miles south-west of the city centre. Communications are good, as the A38 Bristol Road South provides direct access to the city centre.

The property is situated on the west side of Bristol Road South, between its junctions with Bell Lane and Lockwood Road. Occupiers close by include McDonald's, Heron Foods, Scrivens, Subway, PDSA, Betfred, Ladbrokes, Boots, TUI, Barclays, Home Bargains and Cash Converters. The entrance to the Northfield Shopping Centre is some 200m from the property, where occupiers include Bonmarché, Holland & Barrett, BrightHouse, New Look, Superdrug, Rymans and Shoe Zone, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary storage towards the rear. The first floor provides office and ancillary accommodation. To the rear of the property there is customer parking and service access.

The property provides the following accommodation and dimensions:

Gross Frontage	9.70 m	(31' 10")
Net Frontage	9.30 m	(30' 6")
Shop Depth	27.00 m	(88' 7")
Built Depth	27.30 m	(89' 7")
First Floor	222.65 sq m	(2,397 sq ft)

Tenancy

The entire property is at present let to POUNDSTORE PLUS1 LTD for a term of 10 years from 1st October 2017 at a current rent of £40,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. A rent deposit of £12,000 is held.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

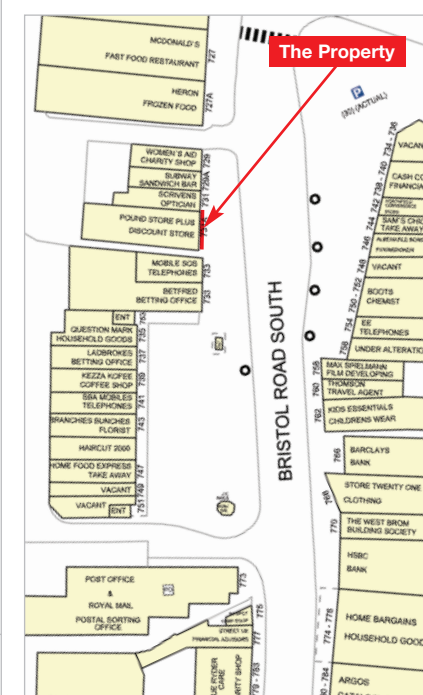
For EPC Rating please see website.

Birmingham

731A Bristol Road South Northfield West Midlands B31 2NG

- **Freehold Shop Investment**
- Comprises a shop with ancillary accommodation above
- Town centre location close to the Northfield Shopping Centre
- Entirely let until 2027 (no breaks)
- Rent Review 2022
- Current Rent Reserved
£40,000 pa

**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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