



Tenure

Freehold.

Location

Quinton is an established residential suburb situated approximately five miles west of Birmingham city centre. The M5 motorway is less than one mile to the west, access to which is direct from the A456 via Junction 3.

The property is situated on the north side of Hagley Road West (A456) in an established parade of shops with parking along the service road to the front.

Occupiers within the parade include Domino's, Betfred, Greggs, Swinton Insurance, Subway, Pizza Hut, KFC, Lloyds Pharmacy and The Carphone Warehouse among others.

Description

The property is arranged on ground and two upper floors to provide a ground floor estate agent's office with two self-contained maisonettes above, access to which is from the rear. There are parking spaces to the rear of the property.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on set dates by appointment only, on at least 48 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details including telephone number to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 12 Oldbury**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
534/536	Your-move.co.uk Ltd (2)	Gross Frontage 10.80 m (35' 5") Net Frontage 10.00 m (32' 9") Shop Depth 11.80 m (38' 8") Built Depth 16.00 m (52' 6")	10 years from completion Rent review at end of 5th year and Lessee's option to determine (1) FR & I by way of service charge (subject to a Schedule of Condition)	£20,750 p.a.	Rent Review 2017
534A	Vacant	First & Second Floor Maisonette – Four Rooms, Kitchen, Bathroom			
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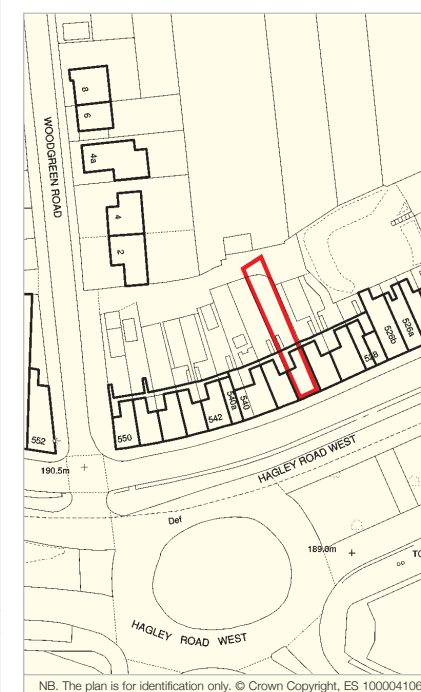
(2) Your-Move.co.uk Limited is the largest single brand UK estate agency with a network of 330 branches (www.your-move.co.uk).
For the year ended 31st December 2010, Your-Move.co.uk Limited reported a turnover of £60m, a pre-tax loss of £1m, shareholders' funds £7.613m and a net worth of £7.567m. (Source: riskdisk.com 16.02.2012)

Total £20,750 p.a.

Oldbury
534-536 Hagley Road
West
Quinton
West Midlands
B68 0BZ

- **Freehold Estate Agents and Residential Investment**
- Ground floor to be let to Your-Move.co.uk Limited on a new lease from completion
- Two vacant flats
- Located in an established retail parade with occupiers including Domino's and The Carphone Warehouse
- New 10 year lease (1)
- Total Current Rents Reserved
£20,750 pa
Two Flats offered with Vacant Possession upon completion

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

Seller's Solicitor Emma Warner, Langleys Solicitors LLP. Tel: (01904) 683059 Fax: (01904) 611086 e-mail: emma.warner@langleys.com