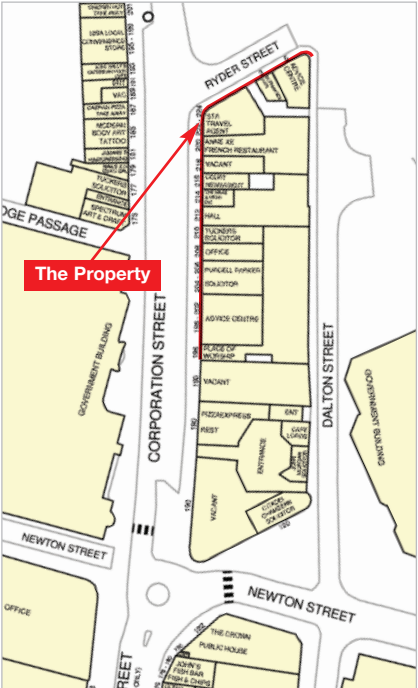


Birmingham

198-224 Corporation Street & 1-5 Ryder Street including the former Place of Worship at 208 Corporation Street B4 6QB

- **Attractive Leasehold Shop and Office Investment**
- City centre location
- Close to Birmingham Children's Hospital, Aston University, Law Courts and Birmingham Snow Hill Mainline Rail Station
- Total of 11 units
- Asset management opportunity
- Total Current Gross Rents Reserved **£127,875 pa plus Vacant Possession of Four Units**

On the Instructions of the Trustees for Methodist Church Purposes



Tenure

Leasehold. Held from Central Hall Developments Limited for a term of 125 years from 9th March 1989 (thus having some 101 years unexpired) at a peppercorn ground rent and insurance rent.

Location

Birmingham is the administrative centre of the West Midlands serving a population of some 1 million and is located at the heart of the national motorway network. The M6 and M5 motorways are both within 4 miles of the city centre giving access to London, the North-West and the south-west of England. The M40 links with the M42 orbital to the south of Birmingham, also giving access to Oxford and London. The property is situated on the east side of Corporation Street at its junction with Ryder Street in the city centre, south of the A38 inner ring road, close to the Birmingham Snow Hill Mainline Station, the proposed Moor Street Station for HS2, Birmingham Children's Hospital, Aston University and the Law Court (Victoria and Queen Elizabeth II Law Courts) Other occupiers close by include Tesco Express and a variety of local traders.

Description

This attractive Grade II* listed property is arranged on basement and ground floor to provide a total of 11 retail and office units including a former Place of Worship which forms part of a larger building not included in the sale. We understand the freeholder has obtained planning permission to redevelop the upper floors for apartments and offices.

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

EPC Not required as Listed building.

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Corporation Street						
196	Central Hall	Fire escape to the upper floors				
198 200 202	Vacant	Gross Frontage Net Frontage Shop Depth Built Depth Basement	13.50 m (44' 4") 12.35 m (40' 6") 16.55 m (54' 4") 17.75 m (58' 3") 191.15 sq m (2,057.59 sq ft)			
204 206	Michael Purcell, Parker & Co (Solicitors Offices)	Gross Frontage Net Frontage Shop Depth Built Depth Basement	9.45 m (31 0") 8.30 m (27' 3") 16.45 m (53' 11") 17.55 m (57' 7") 185.70 sq m (1,998.92 sq ft)	9 years from 24.08.2004 IR	£32,500 p.a.	Reversion 2013
208	Vacant	Gross Frontage Net Frontage Shop Depth Built Depth Basement (GIA)	4.65 m (15' 3") 4.05 m (13' 4") 16.60 m (54' 6") 29.30 m (96' 2") 350.50 sq m (3,772.87 sq ft)			
210	FM Sinclair & BM Tucker Solicitors	Gross Frontage Net Frontage Shop Depth Built Depth Basement	4.45 m (14' 7") 3.90 m (12' 9") 14.65 m (48' 11") 16.75 m (54' 11") 64.25 sq m (691.6 sq ft)	15 years from 26.07.2004 Rent review on 26.07.2011 IR	£16,375 p.a.	Rent Review 26.07.2011 (outstanding)
212	Central Hall	Entrance to upper floors				
214	A Hind & M Roberts	Gross Frontage Net Frontage Shop Depth Built Depth Basement	4.55 m (14' 11") 3.90 m (12' 9") 8.05 m (26' 5") 14.30 m (46' 11") 131.25 sq m (1,412.81 sq ft)	5 years from 29.09.2006 on assignment IR	£13,000 p.a.	Holding over
216	Hameeda Begum (Newsagents Shop)	Gross Frontage Net Frontage Shop Depth Built Depth Basement (No access)	4.70 m (15' 5") 4.05 m (13' 4") 12.30 m (40' 4") 12.60 m (41' 4")	10 years from 24.06.2004 on assignment IR	£11,000 p.a.	Reversion 2014
218	Vacant	Gross Frontage Net Frontage Shop Depth Built Depth Basement	4.75 m (15' 7") 4.15 m (13' 7") 16.0 m (52' 6") 16.60 m (54' 6") 50.60 sq m (609.26 sq ft)			
220	L'Annexe Limited with Guarantee from A Fisher (Restaurant) (Deposit £6,250)	Gross Frontage Net Frontage Shop Depth Built Depth Basement	4.75 m (15' 7") 4.15 m (13' 7") 28.30 m (92' 10") 28.60 m (93' 10") 62.70 sq m (674.92 sq ft)	5 years from 08.04.2011 IR	£25,000 p.a.	Reversion 2016
222 224	STA Travel Limited (Travel Agency Shop)	Gross Frontage Net Frontage Return Net Frontage Shop Depth Built Depth Basement	8.35 m (27' 5") 7.05 m (23' 2") 9.20 m (30' 2") 15.90 m (52' 2") 16.20 m (53' 1") 76.25 sq m (820.88 sq ft)	10 years from 10.01.2001 IR	£24,000 p.a.	Holding over
Ryder Street						
1	Central Hall	Entrance to upper floors				
3	T Wilkes (Hair Dresser Shop)	Gross Frontage Net Frontage Ground Floors – Allsop not inspected	4.70 m (15' 5") 4.05 m (13' 4")	3 years from 25.12.2005 IR & I	£6,000 p.a.	Holding over
5	Vacant	Gross Frontage Net Frontage Shop Depth Built Depth Basement	15.70 m (51' 6") 12.25 m (40' 2") 10.75 m (35' 3") 11.00 m (36' 1") 114.55 sq m (1,233.05 sq ft)			
					Total £127,875 p.a.	

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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