

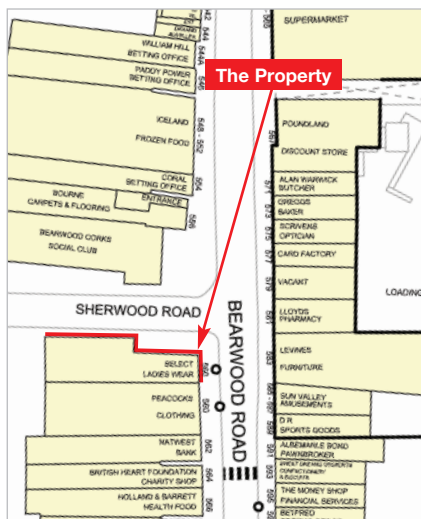
Smethwick **Unit 2** **560 Bearwood Road** **West Midlands** **B66 4BS**

- **Freehold Shop Investment**
- Comprising a total of 283.2 sq m (3,048 sq ft)
- Let to Genus UK Ltd (t/a Select)
- Lease expires June 2022
- Prominent corner position close to the Bearwood Shopping Centre
- Rent Review June 2017 Outstanding
- Current Rent Reserved
£40,000 pa

SIX WEEK COMPLETION AVAILABLE

**ON THE INSTRUCTIONS OF
T. PERKIN & J. BARBER OF
CBRE LTD ACTING AS JOINT
FIXED CHARGE RECEIVERS**

CBRE



Tenure

Freehold.

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. Smethwick is a popular suburb of Birmingham located approximately 4 miles west of the city centre. The property is well located on the west side of Bearwood Road (A4030), close to its junction with Sherwood Road and directly opposite the Bearwood Shopping Centre. Bearwood Road acts as the principal retail pitch and main thoroughfare through Smethwick and links directly with the A456 (Hagley Road West) some 0.1 miles south of the property.

Occupiers close by include NatWest (adjacent), Lloyds Pharmacy, Aldi, Poundland, Greggs, Iceland, William Hill, Holland & Barrett, Specsavers and Superdrug, amongst many others.

Description

The property is arranged on ground floor only to provide a ground floor shop with office, storage and staff accommodation to the rear.

The property provides the following accommodation and dimensions:

Ground Floor Sales	231.8 sq m	(2,495 sq ft)
Ground Floor Ancillary	51.4 sq m	(553 sq ft)
Total	283.2 sq m	(3,048 sq ft)

NB. Not inspected by Allsop. Area sourced from VOA website.

Tenancy

The entire property is at present let to GENUS UK LTD (t/a Select) for a term of 10 years from 24th June 2012 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.

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.

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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