

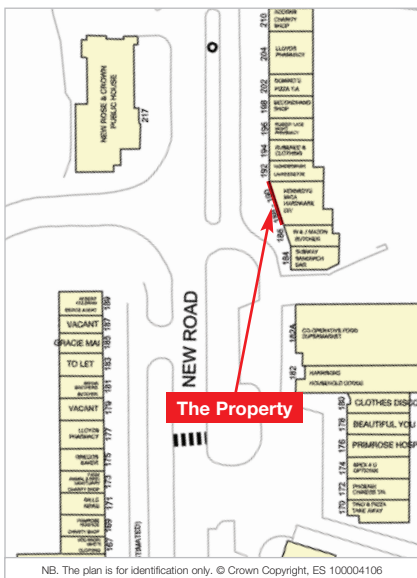
Rubery 188/190 New Road Worcestershire B45 9JA

- **Freehold Shop and Residential Investment**
- Comprising a double fronted shop and 4 self-contained flats
- Shop tenant in occupation since 1986
- Situated within an established neighbourhood shopping parade
- No VAT applicable
- Total Current Rents Reserved
£33,480 pa

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

CBRE

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Rubery is a southern suburb of Birmingham situated on the A38 some 8.5 miles south-west of Birmingham city centre. There are good road communications, with Junction 4 of the M5 Motorway being some 2 miles to the south-west.

The property is well located on the south side of New Road and forms part of a larger and established parade of shops.

Occupiers close by include Co-op Food supermarket, Subway, Domino's Pizza, Farmfoods, Lloyds Pharmacy, Greggs and William Hill amongst many others.

Description

The property is arranged on ground and two upper floors to provide a double fronted ground floor shop with four self-contained flats above, access to which is via a communal rear staircase.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor 188/190	L Horwood (t/a Kennedy's Mica Hardware) (1) (in occupation since 1986)	Gross Frontage 11.3 m (37' 1") Net Frontage 10.9 m (35' 9") Shop Depth 10.5 m (34' 5") Built Depth 14.0 m (45' 11") Ground Floor 127.7 sq m (1,374 sq ft)	2 years from 30.09.2013 FR & I	£19,500 p.a.	Holding Over
188 – Flat 1	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 26.01.15	£3,360 p.a.	Holding Over
188 – Flat 2	Individual	Second Floor Flat (1)	Assured Shorthold Tenancy from 19.01.15	£3,360 p.a.	Holding Over
190 – Flat 1	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 23.02.10	£3,360 p.a.	Holding Over
190 – Flat 2	Individual	Second Floor Flat (1)	Assured Shorthold Tenancy from 16.01.07	£3,900 p.a.	Holding Over

(1) Not inspected by Allsop.

Total £33,480 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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