

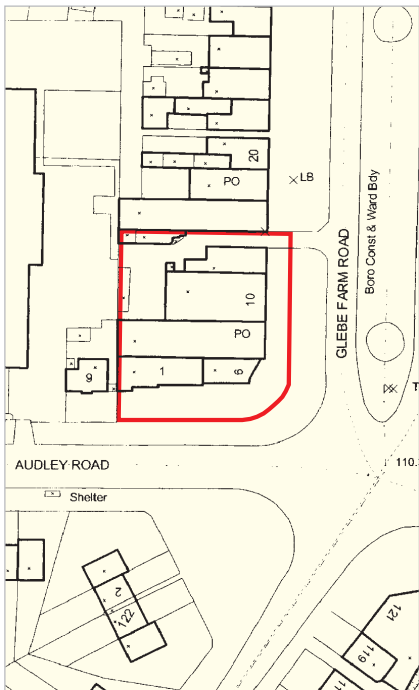
Stechford

**1/1A Audley Road and
8/12 Glebe Farm Road
Birmingham
West Midlands
B33 9LZ**

- **Freehold Shop and Residential Investment**
- Parade comprising five shops and seven flats
- Prominent corner location
- Shop occupiers include a Select & Save supermarket, Lloyds Pharmacy, Post Office and a butchers
- Rent Reviews from September 2015
- Total Current Rents Reserved

£100,248 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Stechford is a suburb of Birmingham, the administrative centre of the West Midlands with a population in excess of 965,000. The property is situated 4 miles east of Birmingham City Centre via the A4040 and is at the heart of the National Motorway Network with the M6 (Junctions 5 & 6) located within 3 miles. The M6 provides access to the M5, M42 and M1 giving access to London, the North-West and the South-West of England.

The property occupies a prominent corner location at the junction of Audley Road and Glebe Farm Road. Occupiers close by include Greggs the Bakers, Coral and a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide five shop units together with seven self-contained flats above. Shop Nos 1 and 1A intercommunicate to provide a double shop unit. All shops benefit from rear access to a shared communal yard. The flats are accessed via a communal entrance fronting Audley Road.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Audley Road	A Mahmoud & A Mohammed (Select & Save Supermarket Franchise)	Gross Frontage 13.80 m (45' 4") Net Frontage 7.00 m (22' 11") Built Depth (Max) 12.65 m (41' 6")	30 years from 04.07.2007 Rent review every 5th year FR & I	£18,500 p.a.	Rent Review 2017
1A Audley Road		Gross Frontage 9.30 m (30' 6") Net Frontage 8.10 m (26' 7") Return Net Frontage 5.75 m (18' 10") Built Depth 12.15 m (39' 10")			
8 Glebe Farm Road	MC & M Parmer (on assignment from T & S Stores plc, a subsidiary of Tesco plc) (Newsagent/Post Office)	Gross Frontage 7.50 m (24' 7") Net Frontage 6.60 m (21' 8") Built Depth 21.55 m (70' 8")	30 years from 29.09.1990 Rent review every 5th year FR & I	£12,000 p.a.	Rent Review September 2015
10 Glebe Farm Road	A & J Lloyd Investments (t/a Lloyds Pharmacy)	Gross Frontage 10.25 m (33' 7") Net Frontage 9.35 m (30' 8") Built Depth 19.50 m (63' 11")	15 years from 24.06.2006 Rent review every 5th year FR & I	£23,000 p.a.	Rent Review 2016
12 Glebe Farm Road	Ms E Mushoriwa (Butcher)	Gross Frontage 5.10 m (16' 9") Net Frontage 4.50 m (14' 9") Built Depth 10.05 m (32' 11") Outbuilding 37 sq m (398 sq ft)	10 years from 19.03.2015 Rent review and tenant's option to break in the 5th year FR & I	£8,000 p.a. rising by £500 p.a. to £10,000 p.a. in 2019	Rent Review 2020
Flat 1	Individual	Flat comprising 3 Rooms, Kitchen and Bathroom	AST 12 months from 01.07.2015	£5,592 p.a.	Reversion 2016
Flat 2	Individual	Flat comprising 3 Rooms, Kitchen and Bathroom	AST 1 year from 12.06.2015	£6,240 p.a.	Reversion 2016
Flat 3	Individual	Flat comprising 3 Rooms, Kitchen and Bathroom	AST 6 months from 20.04.2015	£6,240 p.a.	Reversion 2015
Flat 4	Individual	Flat comprising 2 Rooms, Kitchen and Bathroom	AST 1 year from 15.12.2008	£5,160 p.a.	Holding over
Flat 5	Individual	Flat comprising 2 Rooms, Kitchen and Bathroom	AST 1 year from 13.04.2015	£5,196 p.a.	Reversion 2016
Flat 6	Individual	Flat comprising 2 Rooms, Kitchen and Bathroom	AST 6 months from 06.02.2012	£5,160 p.a.	Holding over
Flat 7	Individual	Flat comprising 2 Rooms, Kitchen and Bathroom	AST 1 year from 26.01.2009	£5,160 p.a.	Holding over

Total £100,248 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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