

Acocks Green 1101-1103 Warwick Road Birmingham West Midlands B27 6RA

- **Two Freehold Shops and Residential Ground Rent Investments**
- Comprises two shops and nine flats (sold off)
- Situated facing a pelican crossing on busy Warwick Road
- Shop tenants include Subway Realty Ltd
- Shop Reversions from 2019
- Total Current Rents Reserved

£38,725 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Acocks Green is a popular residential suburb of Birmingham some 4 miles south-east of the city centre and 3 miles north-west of Solihull. Birmingham Airport and the NEC are within 4 miles to the east of the property. Warwick Road links directly with the M42 Motorway to the south-east and the A34 to the north-west which leads directly to the city centre.

The property is prominently situated facing a pelican crossing on the south side of Warwick Road, close to the roundabout junction with Shirley Road and Westley Road.

Occupiers close by include Costa Coffee and Specsavers (both opposite), Santander, Boots Opticians, Holland & Barrett and Lloyds Bank, amongst others.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops together with nine flats to the upper floors, which have been sold off on long leases. To the rear, the property benefits from secure car parking.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

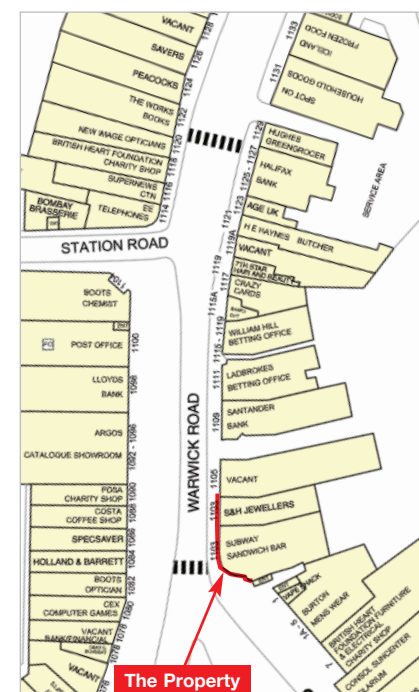
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 2	Subway Realty Limited (1)	Gross Frontage (inc splay) 11.20 m Net Frontage 7.30 m Shop Depth 6.70 m Built Depth 11.20 m	(36' 9") (23' 11") (21' 11") (36' 9") 15 years from 16.09.2004 Rent review every 5th year FR & I	£22,000 p.a.	Reversion 2019
Unit 1	S Griffiths, J Griffiths and H Wilson	Gross Frontage 6.40 m Net Frontage 4.35 m Shop & Built Depth 10.20 m	(21' 0") (14' 3") (33' 6") 5 years from 19.09.2016 FR & I	£16,500 p.a.	Reversion 2021
Upper Floors	Individuals	9 Flats	9 leases expiring 31.12.2127	£225 p.a. (total)	Reversion 2127

(1) For the year ended 31st December 2015, Subway Realty Limited reported a turnover of £31.963m, a pre-tax profit of £1.468m, shareholders' funds and a net worth of £1.827m. (Source: Experian 20.04.2017.)

NB. Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the qualifying tenants.

Total £38,725 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

Seller's Solicitor U Pawlowski Esq, Nabarro LLP. Tel: 0161 393 4730 e-mail: u.pawlowski@nabarro.com