

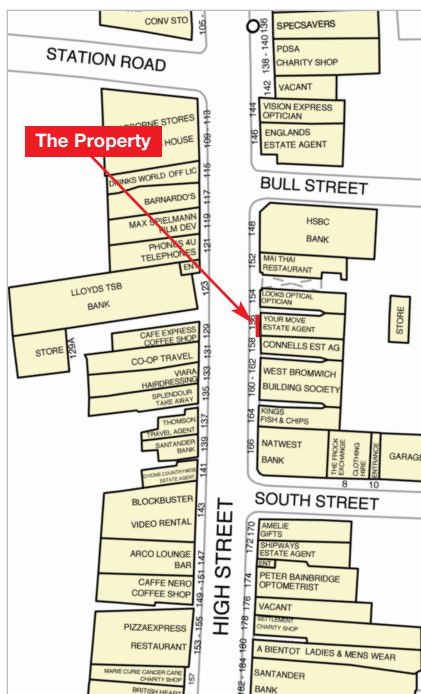
# Birmingham

156 High Street  
Harborne  
West Midlands  
B17 9PN

- Freehold Shop Investment
- To be let to Your-Move.co.uk Ltd on a new 10 year lease from completion (1)
- Prominent High Street location
- Affluent Birmingham commuter town
- No VAT applicable
- Current Rent Reserved

**£19,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Harborne is one of the more affluent suburbs of Birmingham, lying some 3 miles south-west of the city centre. The town is situated just to the south of the A456 dual carriageway and is within 2 miles of Junction 3 of the M5 motorway, providing access to the M6 to the north and M42 to the south.

The property is situated fronting the High Street which is the main retail thoroughfare of Harborne between the junctions of Bull Street and South Street.

Occupiers close by include Connells (adjacent), HSBC, NatWest, Lloyds TSB, Santander, Pizza Express, Caffè Nero and Vision Express.

## Description

The property is arranged on ground and one upper floor plus attic to provide a ground floor retail unit with rear ancillary accommodation presently used as an estate agents. The first floor provides ancillary and staff accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	5.58 m	(18' 4")
Net Frontage	3.92 m	(12' 10")
Shop Depth	12.73 m	(41' 9")
Built Depth	21.35 m	(70')
First Floor	40.65 sq m	(438 sq ft)
Attic Store	20.80 sq m	(225 sq ft)
<b>Total</b>	<b>111.31 sq m</b>	<b>(1,198 sq ft)</b>

## Tenancy

The entire property is to be let to YOUR-MOVE.CO.UK LTD for a term of 10 years from completion of the sale at an initial rent of £19,000 per annum, exclusive of rates. The lease provides for a rent review at the end of the 5th year together with a lessee's option to determine (1). The lease also contains full repairing and insuring covenants.

## Tenant Information

Your-Move.co.uk Limited is the largest single brand UK estate agency with a network of 330 branches ([www.your-move.co.uk](http://www.your-move.co.uk)).

For the year ended 31st December 2011, Your-Move.co.uk Ltd reported a turnover of £64.568m, a pre-tax profit of £256,000, shareholders' funds of £10.315m and a net worth of £9.82m. (Source: riskdisk.com 27.04.2012)

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details including telephone number to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) In the subject box of your e-mail, please ensure that you enter Lot 47 Harborne.

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** Emma Warner, Langleys Solicitors. Tel: (01904) 683059 Fax: (01904) 611086 e-mail: [emma.warner@langleys.com](mailto:emma.warner@langleys.com)