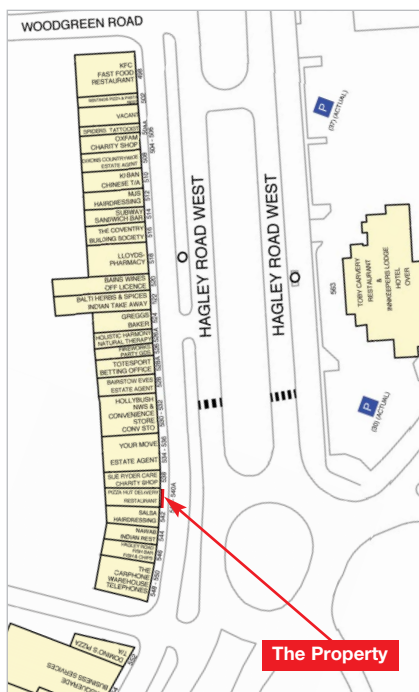


# Birmingham

540/540A Hagley Road West  
Quinton  
West Midlands  
B68 0BZ

- Freehold Takeaway Restaurant and Residential Investment
- Shop and self-contained maisonette above
- Let to Pizza Hut (UK) Ltd
- Lease expires 2019
- Located in an established retail parade
- VAT is not applicable
- Rent Review 2014
- Current Rent Reserved  
**£15,000 pa**



## Tenure

Freehold.

## Location

Quinton is an established residential suburb of Birmingham situated approximately five miles west of Birmingham city centre. The M5 motorway (Junction 2) is less than two miles to the north, accessed via the A4123 and A456.

The property is situated on the north side of Hagley Road West (A456) in an established parade of shops with parking along the service road to the front.

Occupiers within the parade include The Carphone Warehouse, KFC, Lloyds Pharmacy, Greggs, Swinton Insurance, Betfred, Laura Ashley Home and Domino's.

## Description

The property is arranged on ground and two upper floors to provide a ground floor takeaway unit and a self-contained two bedroom maisonette on the first and second floors which is accessed from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.55 m	(18' 3")
Net Frontage	5.05 m	(16' 7")
Shop Depth	13.25 m	(43' 6")
Built Depth	14.85 m	(48' 8")

First and Second Floor Maisonette comprising Three Rooms, Kitchen and Bathroom (not inspected by Allsop and provided by the Vendor)

## Tenancy

The entire property is at present let to PIZZA HUT (UK) LTD for a term of 15 years from 22nd February 2004 at a current rent of £15,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the property is sub-let at a rent of £15,000 p.a.

## Tenant Information

Founded in 1958, 800 branches nationwide  
Website Address: [www.pizzahut.co.uk](http://www.pizzahut.co.uk)

## 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)

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** M Frankel Esq, DWFM Beckman Solicitors. Tel: 0207 872 7687 Fax: 0207 872 0024  
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