

Rubery

147-151 New Road

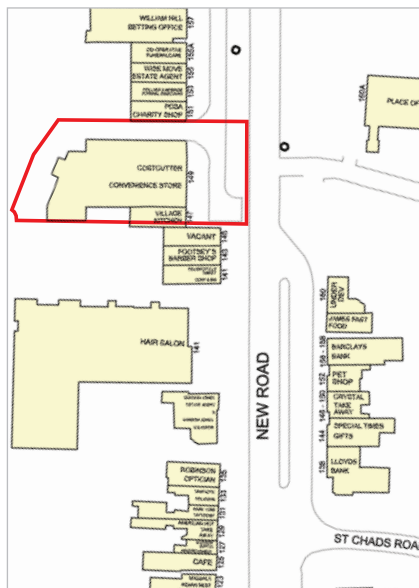
Birmingham

West Midlands

B45 9JW

- **Freehold Shop, Convenience Store and Residential Investment**
- Comprising a shop, a convenience store and three flats
- Convenience store let to Tates Limited until 2026
- Potential to extend/develop upper floors (1)
- Includes two recently refurbished flats
- Total Current Rents Reserved **£53,700 pa plus 2 vacant flats**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Rubery is located some nine miles south-west of the city centre of Birmingham and five miles north of Bromsgrove. The town is served by the A38 dual carriageway which links directly with the M5 Motorway (Junction 2) and the M42 Motorway.

The property is located on the north side of New Road, close to its junction with Callowbridge Road.

Occupiers close by include William Hill, Barclays Bank, Lloyds Bank and Greggs, amongst other independent retailers.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop and a convenience store, both with staff/ancillary accommodation on part of the first floor and three self-contained flats on the remainder of the first floor, which are accessed from the rear. Flats 149a and 151a have recently been refurbished. In addition, there is a service yard to the rear.

Planning (1)

There may be potential to extend the first floor and add a second floor to provide further residential accommodation subject to all the necessary consents and existing leases. All enquiries www.birmingham.gov.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
147	L Newman	Ground Floor 70.80 sq m (762 sq ft) First Floor 24.40 sq m (262 sq ft) Sub Total 95.20 sq m (1,024 sq ft)	5 years from 02.02.2018 (2) £3,000 deposit held FR & I	£12,000 p.a.	Reversion 2023
147A	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 02.08.2018	£5,700 p.a.	Reversion 2019
149	Tates Limited (3) (Understood to be sub-let)	Ground Floor 654.10 sq m (7,040 sq ft) First Floor 146.50 sq m (1,577 sq ft) Sub Total 800.60 sq m (8,617 sq ft)	63 years from 25.03.1963 Rent review every 21 years FR & I	£36,000 p.a.	Reversion 2026
149A	Vacant	First Floor Flat – 3 Rooms, Kitchen, Bathroom	–	–	–
151A	Vacant	First Floor Flat – 3 Rooms, Kitchen, Bathroom	–	–	–

(2) There is a mutual break option on 2nd August 2020.
(3) Tates Limited is a subsidiary of A F Blakemore and Son Limited, who pay the rent.
NB. Not measured by Allsop. Floor areas sourced from www.voa.gov.uk

Total £53,700 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 B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 458 5656 e-mail: bd@bnilaw.co.uk