



Tenure

Freehold.

Location

Erdington is a popular, densely populated residential suburb situated approximately 5 miles to the north-east of Birmingham city centre and some 3 miles south of Sutton Coldfield. The A38 dual carriageway runs approximately 2 miles south-east of the property at Junction 6 of the M6 Motorway.

The property is situated on the west side of the pedestrianised High Street, the town's prime retail pitch. The property occupies a prominent corner position between the High Street and Sutton New Road, which runs adjacent to its west frontage.

Occupiers close by include HSBC, Co-op Food, Co-op Travel Agent, Boots, William Hill, Superdrug, Game, WH Smith and Cash Converters amongst many others. The Central Square Shopping Centre is located in close proximity.

Description

This prominent property is arranged over ground and two upper floors. The ground floor provides gym accommodation with café with the upper floors comprising further gym accommodation with changing and WC facilities. The property benefits from double height glazing to the majority of the building.

The property provides the following accommodation and dimensions:

Ground Floor	661.70 sq m	(7,122 sq ft)
First Floor	670.60 sq m	(7,218 sq ft)
Second Floor	384.70 sq m	(4,141 sq ft)
Total	1,717.00 sq m	(18,481 sq ft)

Floor areas provided by Seller and taken from a measured survey.

Tenancy

The entire property is at present let to ULTIMATE TRAINING CENTRE LTD for a term of 10 years from 7th October 2013 at a current rent of £40,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. There is a tenant break clause on the 7th October 2018.

(1) The sellers are in negotiations with the tenant to remove the break clause. Negotiations are ongoing.

Tenant Information

Website Address: www.utcuk.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

Erdington

53/59A (odd) High Street Birmingham West Midlands B23 6SA

- **Freehold Gym Investment**
- Prominent island site
- Located on the High Street
- Densely populated suburb
- Gym totalling 1,716.88 sq m (18,481 sq ft)
- Asset management opportunity – low passing rent
- Lease expiry 2023 (1)
- Rent Review 2018
- Current Rent Reserved
£40,000 pa

