

Birmingham

**941/943 Walsall Road
Great Barr
West Midlands
B42 1TN**

- **Freehold Shop and Residential Investment**
- Shop let to 99p Stores Ltd
- Shop lease expires 2022 (no breaks)
- Includes three vacant flats above
- Shop Rent Review 2017
- Total Current Rents Reserved
£40,000 pa

**On the Instructions of
Co-Operative Estates**

**SIX WEEK COMPLETION
AVAILABLE**



Artist's Impression

Tenure

Freehold.

Location

Birmingham is the administrative centre of the West Midlands serving a population of some 1 million and is located at the heart of the national motorway network. The M6 and M5 motorways are both within 4 miles of the city centre giving access to London, the north-west and the south-west of England. The M40 links with the M42 orbital to the south of Birmingham, also giving access to Oxford and London.

Great Barr is a residential suburb located some 3 miles north of the city centre adjacent to the M5 and M6 motorways.

The property is situated in a prominent position fronting Walsall Road (A34) at its junction with Queslett Road (A4041) opposite the Scott Arms Shopping Centre.

Occupiers close by include Iceland, Lloyds Pharmacy, Greggs, HSBC, Swinton Insurance, The Money Shop, Subway, Ladbroke's, Barclays and a variety of local retailers.

Description

The property is arranged on ground and one upper floor to provide a large 'L' shaped ground floor shop unit with rear loading bay and stores and ancillary accommodation on part first floor above which is served by a goods lift. The remainder of the first floor comprises 3 x three bedroom flats which are separately accessed from the rear.

VAT

VAT is applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	99p Stores Ltd (1)	Gross Frontage 15.25 m (50' 0") Net Frontage 13.15 m (43' 2") Shop Depth 46.85 m (153' 8") Built Depth 54.50 m (178' 9") Ground Floor Sales 793.7 sq m (8,544 sq ft) Ground Floor Ancillary 87.7 sq m (944 sq ft) First Floor 348.5 sq m (3,751 sq ft) Total 1,229.9 sq m (13,239 sq ft)	10 years from 01.12. 2012 Rent review in the 5th year, capped to £50,000 FR & I	£40,000 p.a.	Rent Review 2017
Residential	Vacant (2)	First Floor – Three Flats each comprising Four Rooms, Kitchen and Bathroom			

(1) No. of Branches: 140. Website Address: www.99pstoresltd.com. For the year ended 31st January 2012, 99p Stores Ltd reported a turnover of £270.221m, a pre-tax profit of £7.188m, shareholders' funds of £12.396m and a net worth of £12.396m. (Source: riskdisk.com 01.11.12.)

(2) Not inspected by Allsop.

Total £40,000 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 M Dulhanty Esq., The Co-Operative Estates. Tel: 0161 827 6587 Fax: 0161 832 5283
e-mail: michael.dulhanty@co-operative.coop

