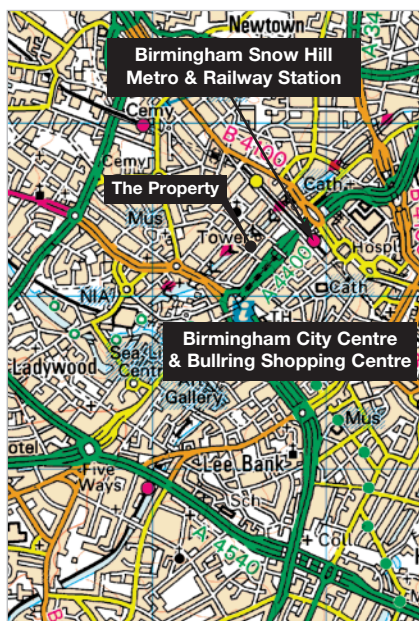


Birmingham

The Coffee Lounge Ground Floor Brindley House 101 Newhall Street West Midlands B3 1LJ

- Long Leasehold Coffee Shop Investment
- City centre location
- Lease expires 2019 (1)
- Rent Review 2017
- Current Gross Rent Reserved
£15,000 pa

On the Instructions of J Pitt and
B Moon acting as Joint Fixed
Charge Receivers



Tenure

Leasehold. Held for a term of 150 years less three days from 31st March 2005 (thus having approximately 140 years unexpired) at £300 per annum doubling every 20 years.

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 property is situated on the north side of Newhall Street near Birmingham city centre. Newhall Street links with the A4400 a short distance east of the property, which in turn leads north towards the M5 Motorway and south towards the M42 Motorway. There are a number of large office and residential buildings surrounding the property.

Description

The property is arranged on ground floor only to provide a coffee shop with kitchen, WC and ancillary accommodation. The remainder of the building comprises residential flats which are not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.95 m	(19' 6")
Net Frontage	5.00 m	(16' 5")
Shop Depth	17.10 m	(56' 2")
Built Depth	19.40 m	(63' 8")
Ground Floor	142.65 sq m	(1,535 sq ft)

Tenancy

The property is at present let to CD COFFEE LOUNGE LTD for a term of 5 years from 26th February 2014 at a current rent of £15,000 per annum. There is a tenant's option to determine the lease on 27th February 2017 (1). The lease contains full repairing and insuring covenants.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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