

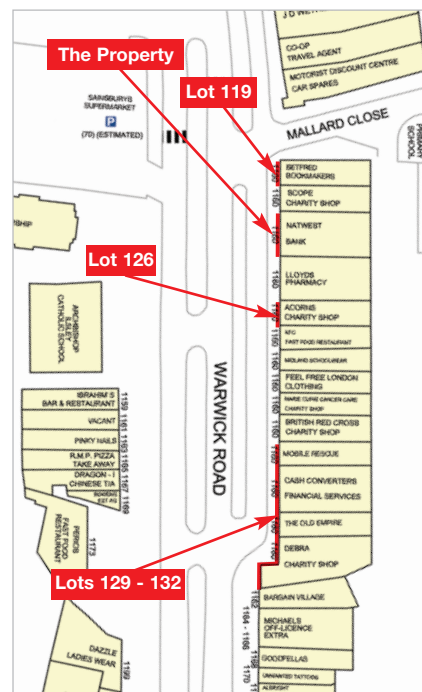
Acocks Green Units 3 & 4 1160 Warwick Road Birmingham B27 6BP

- Freehold Bank and Residential Investment
- Comprising a double fronted ground floor bank with two maisonettes above
- Ground floor let to NatWest until 2021
- Located in a popular residential suburb within 4 miles of Birmingham City Centre and Birmingham Airport
- No VAT applicable
- Close to Acocks Green Rail Station
- Total Current Rents Reserved
£34,100 pa

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

CBRE

SIX WEEK COMPLETION
AVAILABLE



Tenure
Freehold.

Location

Acocks Green is a popular residential suburb of Birmingham some 4 miles south-east of the city centre and 3 miles north-west of Solihull. The property is situated on the north side of Warwick Road (A41), the principal retail pitch and main thoroughfare through Acocks Green, some 0.4 miles south of Acocks Green Rail Station. Birmingham Airport and Birmingham NEC are within 4 miles to the east of the property. Warwick Road links directly with the M42 Motorway to the south-east and the A34 to the north-west which leads directly to Birmingham city centre. Occupiers close by include Betfred, Scope, Lloyds Pharmacy, KFC, British Red Cross, Co-op Travel, Iceland, Brighthouse, Oxfam, Greggs, Poundstretcher together with Sainsbury's, Aldi and Farmfoods supermarkets, amongst a number of local traders. There is also a primary school immediately to the rear of the property.

Description

The property is arranged on ground and two upper floors to provide a double fronted ground floor bank with two self-contained maisonettes above, accessed via the rear.

VAT

The Receivers believe VAT is not applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 28th September. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 118 Acocks Green**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Units 3 and 4	National Westminster Bank plc (1)	Ground Floor (2) 185.70 sq m (1,999 sq ft)	10 years from 25.12.2011 Rent review 25.12.2016 FR & I in respect of the demised premises	£23,000 p.a.	Reversion 2021
Maisonette 3	Individual	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy from 10.05.2014	£5,700 p.a.	Holding over
Maisonette 4	Individuals	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy expiring 20.09.2013	£5,400 p.a.	Holding over
(1) In March 2000, The Royal Bank of Scotland Group completed the acquisition of NatWest in a £21bn deal that was the largest takeover in British banking history. NatWest is now part of one of the world's largest financial services groups. (Source: www.natwest.com) (2) Area taken from www.2010.voa.gov.uk				Total £34,100 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 Chris Towland, Walker Morris. Tel: 0113 399 1892 e-mail: chris.towland@walkermorris.co.uk