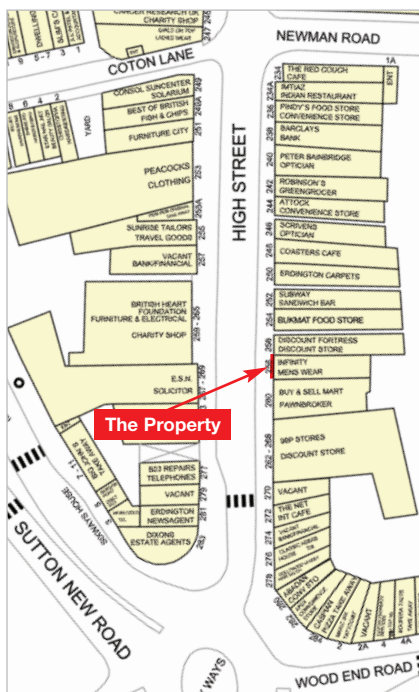


Erdington 258 High Street West Midlands B23 6SN

- Freehold Shop and Office investment
- Comprising ground floor shop with self-contained first floor office
- Well located on a busy parade
- No VAT applicable
- Total Current Rents Reserved
£15,400 pa
increasing to £16,000 in 2018 (2)



Tenure
Freehold.

Location
Erdington is an established 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 High Street, in between its junctions with Newman Road and Wood End Road. Occupiers close by include Barclays Bank, Subway, Peacocks, Poundland, Coral, Iceland, Ladbrokes, Tesco Express and British Heart Foundation, amongst a variety of other retailers.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained office accommodation above. There are 3 car parking spaces to the rear.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
EPC Rating 91 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Mr M Hussain (t/a Infinity) (1)	Shop Depth 22.59 m (74' 2") Built Depth 23.00 m (75' 5") Gross Frontage 4.95 m (16' 3") Net Frontage 3.33 m (10' 11") Ground Floor 97.35 sq m (1,048 sq ft)	3 years from 20.08.2015 FR & I	£7,000 p.a.	Reversion 2018
First Floor	Aspire to Higher Ltd	First Floor 105.20 sq m (1,132 sq ft)	7 years from 05.11.2015 Rent increase on 3rd anniversary Tenant break option at end of 5th year FR & I by way of service charge (3)	£8,400 p.a.	Rent rises to £9,000 p.a. from 2018 (2)
		Total 202.55 sq m (2,180 sq ft)	Total £15,400 p.a.		

(1) Website: www.infinitymensclothing.co.uk
(3) There is a rent deposit of £2,100.

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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