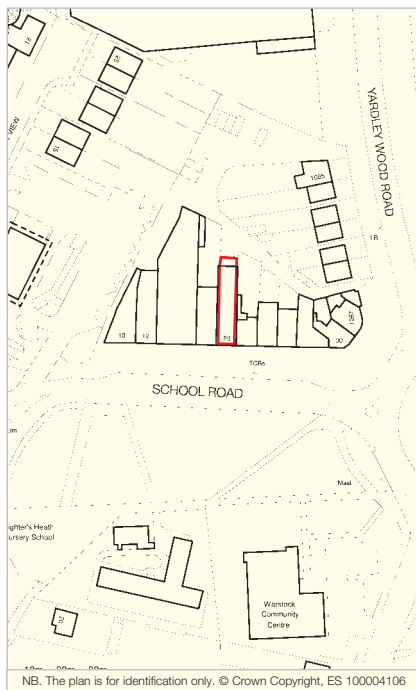


Birmingham **20 School Road** **Yardley Wood** **West Midlands** **B14 4BJ**

- **Freehold Betting Office and Residential Investment**
- Let to Coral Racing Ltd on a new sixteen year lease
- Includes a one bedroom flat above
- Minimum uplift at each review
- No VAT applicable
- Rent Review 2016 to a minimum of £18,951 pa. Further minimum increase in 2021
- Current Rent Reserved
£16,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Yardley Wood is an affluent Birmingham suburb located in the Hall Green district 4 miles south of Birmingham city centre and 6 miles north of Junction 3 of the M42 motorway adjacent to Kings Heath. The property is situated on the northern side of School Road at the roundabout junction with Yardley Wood Road. Occupiers close by include McDonald's, William Hill, The Post Office, Total Petrol Filling Station and Co-Operative Food.

Description

The property is arranged on ground and one upper floor to provide a ground floor betting office together with a self-contained one bedroom first floor flat above which is separately accessed from the front.

The property provides the following accommodation and dimensions:

Gross Frontage	6.10 m	(20' 0")
Net Frontage	4.20 m	(13' 9")
Shop Depth	23.95 m	(78' 7")
Built Depth	24.20 m	(79' 5")
Ground Floor Sales	128.65 sq m	(1,385 sq ft)
First Floor Flat comprising 2 Rooms, Kitchen and Bathroom		

Tenancy

The entire property is at present let to CORAL RACING LTD for a term of 16 years from 3rd February 2011 at a current rent of £16,750 per annum, exclusive of rates. The lease provides for rent reviews in March 2016 and March 2021. The rent is to be increased by a minimum of 2.5% per annum compounded or open market rental value. Therefore, the rent will rise to a minimum of £18,951 per annum in 2016 with a further minimum increase in 2021. The lease contains full repairing and insuring covenants. The flat above is not presently used by the tenants.

Tenant Information

No. of Branches: 1,600.

Website Address: www.coral.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 42 Birmingham**.

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 Ms J Boot, Wallace LLP. Tel: 0207 636 4422 Fax: 0207 467 8724 e-mail: jackie.boot@wallace.co.uk