

# Smethwick

## Unit 1

### 560 Bearwood Road

### Birmingham

### B66 4BS

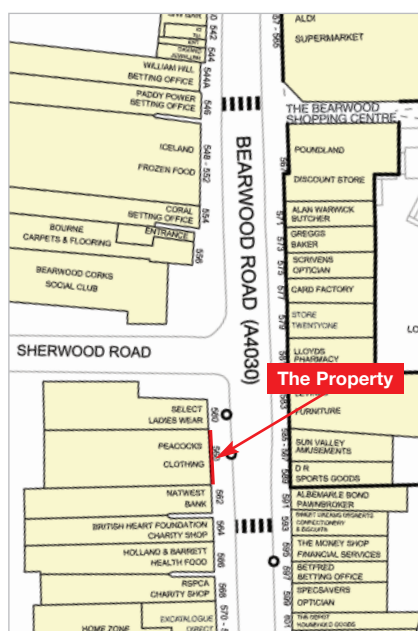
- **Freehold Shop Investment**
- Comprising 832.7 sq m (8,963 sq ft)
- Entirely let to Peacocks Stores Ltd
- Well located close to The Bearwood Shopping Centre
- Current Rent Reserved

**£70,000 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

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. Smethwick is a popular suburb of Birmingham located approximately 4 miles west of the city centre. The property is well located on the west side of Bearwood Road (A4030), close to its junction with Sherwood Road and directly opposite the Bearwood Shopping Centre. Bearwood Road acts as the principal retail pitch and main thoroughfare through Smethwick and links directly with the A456 (Hagley Road West) some 0.1 miles south of the property. Occupiers close by include NatWest (adjacent), Lloyds Pharmacy, Aldi, Poundland, Greggs, Iceland, William Hill, Holland & Barrett, Specsavers and Superdrug amongst many others.

#### Description

The property is arranged over ground and one upper floor to provide a large ground floor shop with staff and storage accommodation at first floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	12 m	(39' 4")
Net Frontage	11.1 m	(36' 5")
Shop Depth	32.45 m	(106' 5")
Built Depth	38.2 m	(125' 4")
Ground Floor	430.9 sq m	(4,638 sq ft)
First Floor	401.8 sq m	(4,325 sq ft)
Total	832.7 sq m	(8,963 sq ft)

#### Tenancy

The entire property is at present let to PEACOCKS STORES LTD for a term of 5 years from 8th February 2013 at a current rent of £70,000 per annum. The lease contains full repairing and insuring covenants subject to a schedule of condition.

#### Tenant Information

For the year ended 28th February 2015, Peacocks Stores Ltd reported a turnover of £351.68m, a pre-tax profit of £67.042m, shareholders' funds of £133.479m and a net worth of £133.22m. (Source: riskdisk.com 15.04.2016.)

The ultimate holding company is the Edinburgh Woollen Mill (Group) Ltd. Website Address: [www.peacocks.co.uk](http://www.peacocks.co.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.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

**Seller's Solicitor** Cameron Baloyi-Rigby, Walker Morris. Tel: 0113 399 1777 e-mail: [cameron.baloyirigby@walkermorris.co.uk](mailto:cameron.baloyirigby@walkermorris.co.uk)