



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. Smethwick is a popular suburb located approximately 4 miles west of Birmingham city centre, whilst Bearwood is located immediately to the south of Smethwick.

The property forms part of a large parade of shops situated in the centre of Bearwood, on the west side of Bearwood Road, in between the junctions with Anderson Road and Adkins Lane.

Occupiers close by include Boots (adjacent), Aldi, Argos, RSPCA, Holland & Barrett, Halifax, British Heart Foundation, NatWest, Peacocks, Costa Coffee, Iceland and the Bearwood Shopping Centre.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation above. There is pedestrian access to the rear via a shared service road.

The property provides the following accommodation and dimensions:

Gross Frontage	5.43 m	(17' 10")
Net Frontage	4.82 m	(15' 10")
Shop Depth	10.42 m	(34' 2")
Built Depth	18.00 m	(59' 0")
First Floor	63.06 sq m	(678 sq ft)
Second Floor	22.96 sq m	(247 sq ft)

Tenancy

The entire property is at present let to TUI UK RETAIL LIMITED by way of a reversionary lease for a term of years expiring 24th December 2023 at a current rent of £18,750 per annum. The lease contains full repairing and insuring covenants. The lease also contains a lessee's option to determine in the third year with 6 months' rent penalty if exercised. The tenant has the benefit of a 12 month rent-free period from 25th December 2018, which the Vendor will top up from completion of the sale until the expiry of the rent-free period.

Planning (1)

The upper floors may lend themselves to future residential development, subject to obtaining all the necessary consents. Enquiries should be made to the local authority.

Tenant Information

For the year ended 30th September 2017, TUI UK Retail Ltd reported a turnover of £201m, a pre-tax profit of £1m, shareholders' funds of £196m and a net worth of £191m. (Source: Experian 25.07.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 101 Band E (Copy available on website).

Smethwick

610 Bearwood Road Bearwood West Midlands B66 4BW

- **Attractive Freehold Shop Investment**
- Let to TUI Retail Ltd
- Tenant has been in occupation for some 25 years
- Let until 2023 by way of a reversionary lease
- Located in established parade of shops
- Residential redevelopment potential (1)
- Current Rent Reserved

£18,750 pa

**SIX WEEK COMPLETION
AVAILABLE**

