



Tenure
Freehold.

Location
Kings Heath is a popular Birmingham suburb located on the A435, some 4 miles south of the city centre. The property is situated fronting the east side of High Street, diagonally opposite its junction with Station Road. Occupiers close by include Asda, Clarks, Poundland, Shoe Zone, Barclays, Santander bank, Bommarché, Specsavers, Greggs and many other local traders.

Description
The property is arranged on ground and two upper floors to provide a ground floor takeaway restaurant, together with a large self-contained maisonette to the upper floors which is accessed from the rear via a pedestrian access via Springfield Drive.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
Shop EPC Rating 63 Band C (Copy available on website).
Flat EPC Rating 44 Band E (Copy available on website).

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. 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 104 Birmingham**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Scotco Midlands Ltd (t/a KFC) (1)	Gross Frontage 8.35 m Net Frontage 6.75 m Shop Depth 27.10 m Built Depth 29.00 m Ground Floor 197.05 sq m (2,121 sq ft)	20 years from 09.07.2007 Rent review every 5th year FR & I	£35,000 p.a.	Rent Review 2022 (2)
Uppers	Individual	First Floor (3) – 2 Rooms, Kitchen, Bathroom Second Floor (3) – 2 Rooms	6 month Assured Shorthold Tenancy from 04.08.2017	£7,140 p.a.	Holding Over

(1) For the year ended 19th March 2017, Scotco Midlands Ltd reported a turnover of £19.469m, a pre-tax loss of £492,469, shareholders' funds of £4.598m and a net worth of £1.570m. (Source: riskdisk.com 26.02.2018.)
(2) Please note the 2012 and 2017 rent reviews have not been activated.
(3) Details provided by the Vendor.

Total £42,140 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 Ms A Nixon, DLA Piper UK LLP. Tel: 0121 262 5646 e-mail: amber.nixon@dlapiper.com

Kings Heath 37 High Street Birmingham West Midlands B14 7BH

- **Freehold Takeaway Restaurant and Residential Investment**
- Popular Birmingham suburb
- Takeaway restaurant presently trading as a KFC
- Large maisonette separately let on an Assured Shorthold Tenancy
- Restaurant Rent Review 2022 (2)
- Total Current Rents Reserved
£42,140 pa

