



### 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 town located approximately 4 miles west of Birmingham city centre, whilst Bearwood is in the southern part of Smethwick and centres around Bearwood Road.

The property is situated on the west side of Bearwood Road, in between its junctions with St Mary's Road and Three Shires Oak Road and opposite Rutland Road.

Occupiers close by include TSB Bank, Barclays, Co-operative, Argos, Aldi, Poundland, Greggs, Iceland, William Hill, Paddy Power and Subway amongst others.

### Description

This large property is arranged on ground and one upper floor to provide two separate ground floor shops with a self-contained flat above, accessed from the front. To the rear and accessed off Bearwood Road is a warehouse over ground and mezzanine floors providing warehouse, workshop and office accommodation. The property benefits from a yard providing parking for 4 cars.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
536	J Holt	Gross Frontage 5.55 m Net Frontage 4.70 m Shop Depth 9.35 m Built Depth 23.40 m Ground Floor 115.75 sq m (1,246 sq ft)	9 years from 25.12.2012 Rent review every 3rd year FR & I	£15,750 p.a.	Rent Review 2018
536A	Vacant	Gross Frontage 6.30 m (inc. residential entrance) Net Frontage 3.60 m Ground Floor (1) 45.40 sq m (489 sq ft)	—	—	—
536B	Individual	First Floor Flat	Assured Shorthold Tenancy for a term of years from 24.10.2014 to 23.04.2018	£4,884 p.a.	Reversion 2018
536 Rear	J Cotton (t/a Washtec)	Ground Floor 179.65 sq m Mezzanine Floor (1) 7.49 sq m (1,934 sq ft) (81 sq ft)	3 years and a day from 04.10.2008 FR & I	£4,750 p.a.	Holding over

(1) Not measured by Allsop. Floor areas sourced from [www.voa.gov.uk](http://www.voa.gov.uk)

**Total £25,384 p.a.**

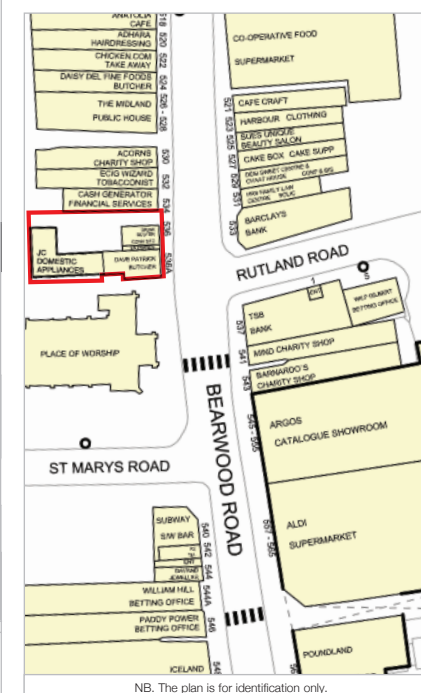
## Smethwick

### 536 Bearwood Road Bearwood West Midlands B66 4BX

- **Freehold Shop, Flat and Warehouse Investment**
- Comprising two shops with a flat above and a rear warehouse
- Situated in an established trading location
- Asset management opportunities
- Total Current Rents Reserved  
**£25,384 pa plus Vacant Shop**

**On the Instructions of a  
Major Fund**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only.

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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