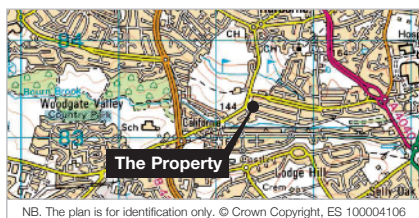


## Birmingham

299A, 299B and 301-305 Northfield Road, Harborne, West Midlands B17 0TG

- **A Freehold and Part Leasehold Mid Terrace Mixed Use Building**
- Arranged to provide Three Retail Units and a Total of Nine Residential Units (6 x Two Bedroom, 1 x One Bedroom and Two Bedsits)
- Retail Units subject to a Commercial Lease
- Residential Units subject to Assured Shorthold Tenancies
- Well located Approximately 1.5 miles from Queen Elizabeth Hospital and University of Birmingham
- Total Current Gross Rent Reserved **£67,200 per annum (equivalent)**



### Seller's Solicitor

Messrs The Wilkes Partnership  
(Ref: Mr A Watts).  
Tel: 0121 233 4333.  
Email: awatts@wilkes.co.uk

### INVESTMENT – Freehold Building



### Tenure

Freehold. 301-305 Northfield Road is held Freehold. Part Leasehold. 299A and 299B Northfield Road is held on a single lease for a term of 99 years from 25th December 2003 (thus having approximately 85 years unexpired) at a current ground rent of £50 per annum.

### Location

The property is situated on the east side of Northfield Road, at its junction with Osmaston Road, forming part of an established local parade. The parade includes a Post Office, hairdressers, newsagents and fish and chip shop and is surrounded by residential property. Immediately to the west is Harborne Golf Club. Both Queen Elizabeth Hospital and the University of Birmingham are approximately 1.5 miles to the east. University Rail Station sits between the two and provides direct services to Birmingham New Street with a journey time of 8 minutes.

### Description

The property comprises a mid terrace mixed use block forming part of an established retail parade. The ground floor is arranged to provide three retail units which currently intercommunicate, whilst the upper floors comprise a total of nine residential units arranged to provide 6 x two bedroom flats, 1 x one bedroom flat and two bedsits. To the rear, accessed via Osmaston Road, is a hardstanding area used for loading/parking.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

### VAT

VAT is not applicable to this lot.

### To View

The property will be open for viewing on Tuesday 16th and 23rd May between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: MW).

Flat	Accommodation	Terms of Tenancy	Current Rent £ p.a.
299A Northfield Road	Two Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 12 months from 28th November 2016	£5,100 p.a.
299B Northfield Road	Two Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 12 months from 25th August 2016	£5,400 p.a.
301-305 Northfield Road	Ground Floor Retail Unit extending to Approximately 191.38 sq m (2,060 sq ft)	Let to West Midlands Glazing Company Ltd for a term of 15 years with effect from 30th June 2009 (1)	£21,000 p.a.
301A Northfield Road	Two Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 16th March 2017	£6,300 p.a.
301B Northfield Road	Two Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st April 2016 (holding over)	£5,400 p.a.
303A Northfield Road	Two Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st September 2016	£5,400 p.a.
303B Northfield Road	Two Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 6 months from 11th December 2016	£5,100 p.a.
Flat 2, 305 Northfield Road	One Bedroom Flat	Subject to an Assured Shorthold Tenancy for a term of 12 months from 27th August 2016	£5,400 p.a.
Flat 3, 305 Northfield Road	Bedsit with Shared Bathroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 25th July 2016 (holding over)	£4,200 p.a.
Flat 4, 305 Northfield Road	Bedsit with Shared Bathroom	Subject to an Assured Shorthold Tenancy for a term of 12 months from 15th June 2016	£3,900 p.a.

(1) The 2014 Rent review was not implemented.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.