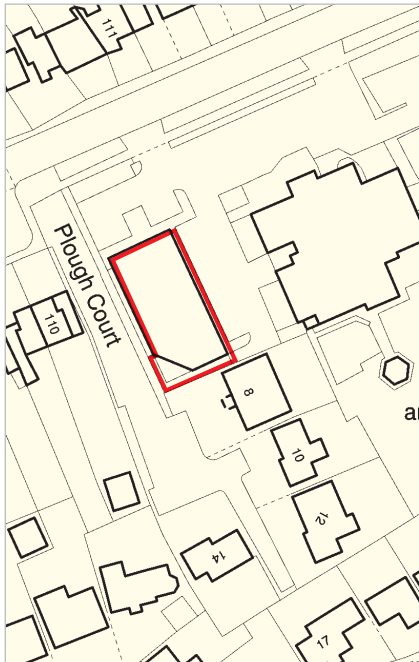


Sutton Coldfield

112 Slade Road
West Midlands
B75 5PF

- **Virtual Freehold Convenience Store Investment**
- New purpose built convenience store and car park
- Entirely let to Co-operative Group Food Limited until 2033 (no breaks)
- 5 yearly CPI linked rent reviews compounded annually with 1% & 3% cap and collar
- Rent Review 2023
- Current Net Rent Reserved

£56,668 pa
rising to a minimum of
£59,558.64 pa in 2023



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Leasehold. Held for a term of 999 years from 31st January 2018 (thus having some 999 years unexpired) at a fixed ground rent of a peppercorn.

Location

The Royal Town of Sutton Coldfield, an affluent suburb of Birmingham with a population in excess of 105,000, is located some seven miles north-west of Birmingham. The town is located on the A453, providing access to the M6 Motorway (Junction 6) to the south and the M42 Motorway to the east.

The property is situated on the southern side of Slade Road, between its junctions with Plough Court and Bishops Meadow. Occupiers close by include The Plough and Harrow public house and Esso. The property is located in a densely populated residential area. There are a number of schools located nearby.

Description

The property is arranged on ground floor only to provide a convenience store with ancillary rear storage.

The property provides the following accommodation and dimensions (1):

Ground Floor Sales	231.11 sq m	(2,488 sq ft)
Rear Storage	92.40 sq m	(995 sq ft)
Total	323.51 sq m	(3,482 sq ft)

(1) Areas provided by Joint Auctioneers.

Tenancy

The entire property is at present let to CO-OPERATIVE GROUP FOOD LIMITED for a term of 15 years from 9th April 2018 at a current rent of £56,668 per annum. The lease provides for rent reviews every fifth year of the term (compounded annually at CPI with 1% & 3% cap and collar) and contains full repairing and insuring covenants. The minimum uplift (1%) at review would be as follows:

2023 (minimum) – £59,558.64 per annum

2028 (minimum) – £62,596.73 per annum

Tenant Information

Website Address: www.co-operative.coop

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 23 Band A (Copy available on website).

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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