

Acocks Green Units 13-18 1160 Warwick Road Birmingham B27 6BP

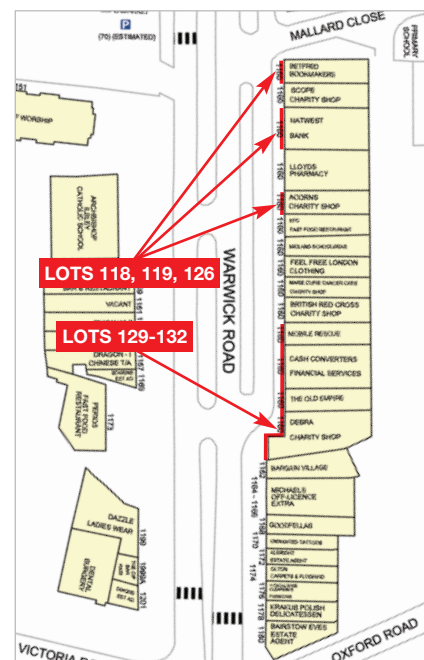
- **Four Freehold Shops and Residential Investments**
- Comprises four shops (two of which are double units) and six maisonettes
- To be offered as four separate lots
- Located in a popular residential suburb within 4 miles of Birmingham City Centre and Birmingham Airport
- Close to Acocks Green Rail Station
- No VAT applicable
- Total Current Rents Reserved

**£104,288 pa
(for all four lots) plus
vacant possession of
one maisonette**

On the Instructions of T. Perkin
& J. Barber of CBRE Ltd acting
as Joint Fixed Charge Receivers

CBRE

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Acocks Green is a popular residential suburb of Birmingham some 4 miles south-east of the city centre and 3 miles north-west of Solihull. The property is situated on the north side of Warwick Road (A41), the principal retail pitch and main thoroughfare through Acocks Green, some 0.4 miles south of Acocks Green Rail Station. Birmingham Airport and Birmingham NEC are within 4 miles to the east of the property. Warwick Road links directly with the M42 Motorway to the south-east and the A34 to the north-west which leads directly to Birmingham city centre.

Occupiers close by include NatWest, Betfred, Scope, Lloyds Pharmacy, KFC, British Red Cross, Co-op Travel, Iceland, Bright House, Oxfam, Greggs, Poundstretcher together with Sainsbury's, Aldi and Farmfoods supermarkets, amongst a number of local traders. There is also a primary school immediately to the rear of the property.

Description

The properties are arranged on ground and two upper floors to provide a total of four ground floor shops, two of which are double units, together with six self-contained maisonettes above, accessed via the rear.

VAT

The Receivers believe VAT is not applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 Mr C Towland, Walker Morris. Tel: 0113 399 1892 e-mail: chris.towland@walkermorris.co.uk



Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Lot 129	Units 17 & 18	Debra Charity Shop (1)	Ground Floor (2) 199.72 sq m (2,150 sq ft) (excluding external store)	10 years from 15.02.2011 Rent review 15.02.2016 FR & I in respect of the demised premises (3)	£21,000 p.a.	Reversion 2021
	Maisonette 17	Individuals	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy from 15.10.2013	£5,988 p.a.	Holding over
	Maisonette 18	Individual	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy from 11.02.2005	£4,800 p.a.	Holding over
	Total Lot 129					£31,788 pa
Lot 130	Unit 16	M Miah & T Choudhury (t/a The Old Empire Indian Dining) (4)	Ground Floor (2) 106.6 sq m (1,147 sq ft) (excluding external stores)	15 years from 21.06.2010 Rent review every 5th year FR & I in respect of the demised premises	£15,000 p.a.	Rent Review 2020
	Maisonette 16	Individual	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy from 28.03.2013	£6,300 p.a.	Holding over
Total Lot 130					£21,300 pa	
Lot 131	Units 14 & 15	Touchdown Associates Ltd (t/a Cash Converters) (5)	Ground Floor (2) 215.60 sq m (2,321 sq ft)	10 years from 18.01.2011 Rent review 18.01.2016 FR & I in respect of the demised premises	£25,000 p.a.	Reversion 2021
	Maisonette 14	Individual	First and Second Floor Maisonette – 4 Rooms, Kitchen, Bathroom, WC	Assured Shorthold Tenancy from 19.01.2015	£4,200 p.a.	Holding over
	Maisonette 15	Vacant	First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom, WC			
	Total Lot 131					£29,200 pa
Lot 132	Unit 13	Mr A Ahmadzai (t/a Smart Mobile Telephones)	Ground Floor 83.15 sq m (895 sq ft)	5 years from 01.10.2013 FR & I in respect of the demised premises	£16,000 p.a.	Reversion 2018
	Maisonette 13	Individual	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy from 23.09.2014	£6,000 p.a.	Holding over
Total Lot 132					£22,000 pa	
Overall Total					£104,288 p.a.	

(1) Debra is a registered charity in England and Wales (1084958) and Scotland (SC039654). Website: www.debra.org.uk

(2) Area taken from www.2010.voa.gov.uk

(3) The service charge obligation in respect of the remainder of the building is capped at £1,500 under this lease.

(4) Website: www.theoldempire.co.uk

(5) For the financial year ended 30th September 2015, Touchdown Associates Ltd did not report a turnover or pre-tax profit. They did report shareholders' funds of £1.626m and a net worth of £865,973. (Source: Experian 01.09.2016.)