

# Birmingham

127/129 Alcester Road  
Moseley  
B13 8DD

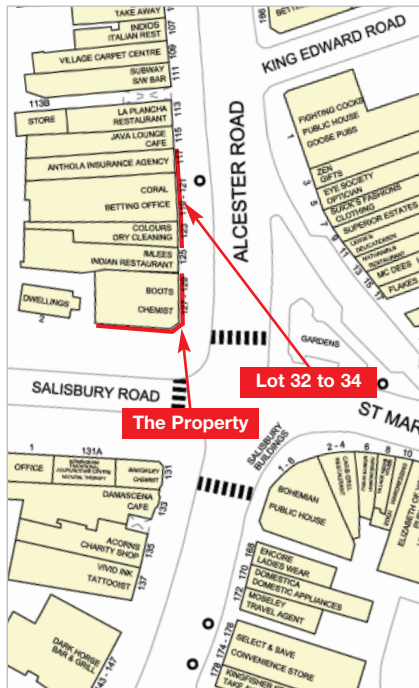
- **Prominent Double Fronted Freehold Pharmacy Investment**
- Entirely let to Boots UK Ltd
- Comprising a total of 579.85 sq m (6,241 sq ft)
- Well located on an established retail pitch on Alcester Road (A435)
- Potential for residential conversion of upper floors, subject to consents
- No VAT applicable
- Reversion 2017
- Current Rent Reserved

**£40,000 pa**

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

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. The M6 and M5 motorways are both within 4 miles of the city centre, giving access to London, the North West and the South West of England. Moseley is a popular suburb of Birmingham located approximately 3 miles south of the city centre. This prominent property is located on the west side of Alcester Road (A435), at its junction with Salisbury Road and St Mary's Row (B4217). Alcester Road serves as the principal retail area and main arterial road to the south of Birmingham city centre, leading through Moseley and King's Heath. Occupiers close by include Coral, Subway, HSBC, William Hill, Sainsbury's Local and Co-op Food amongst many others.

## Description

This prominent property is arranged on basement, ground and two upper floors to provide a ground floor shop with rear office and basement storage, together with staff and further storage accommodation at first and second floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	13.1 m	(42' 11")
Net Frontage	12.7 m	(41' 8")
Shop Depth	10.3 m	(33' 9")
Built Depth	23.8 m	(78' 1")
Basement	96.6 sq m	(1,040 sq ft)
Ground Floor	174.1 sq m	(1,574 sq ft)
First Floor	169.9 sq m	(1,829 sq ft)
Second Floor (Unused)	139.2 sq m	(1,498 sq ft)
Total	579.8 sq m	(6,241 sq ft)

## Tenancy

The entire property is at present let to BOOTS UK LTD for a term of 10 years from 27th August 2007 at a current rent of £40,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

For the year ended 31st March 2014, Boots UK Ltd reported a turnover of £6.34bn, a pre-tax profit of £507m, shareholders' funds of £1.204bn and a net worth of £456m. (Source: Experian 02.06.2016.)

## Planning

The upper floors may have potential for residential conversion, subject to the existing lease and all the relevant consents being obtained.

All enquiries should be referred to Birmingham City Council.

Website Address: [www.birmingham.gov.uk](http://www.birmingham.gov.uk)

## VAT

VAT is not applicable to this lot.

Please note the Receivers believe the VAT information to be correct but its accuracy cannot be guaranteed.

## Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.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** Jeremy Moore, Walker Morris. Tel: 0113 283 2513 e-mail: [jeremy.moore@walkermorris.co.uk](mailto:jeremy.moore@walkermorris.co.uk)