

# Rowley Regis

## 395 Long Lane

### West Midlands

### B65 0JE

- **Freehold Shop Investment**
- Comprising a shop and former flat above
- Situated in an established trading location
- Let until 2024 (no breaks)
- No VAT applicable
- Rent Review 2019
- Total Current Rent Reserved

**£17,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

The town of Rowley Regis lies some 7.5 miles west of Birmingham, between Halesowen and Oldbury. The town is well connected by road, with Junction 2 of the M5 Motorway a short distance to the north-west. Rowley Regis Rail Station is within a half mile and provides regular services to Birmingham.

The property is situated on the west side of Long Lane, close to its junction with Market Place in an established trading location. Occupiers close by include Lloyds Pharmacy (adjacent), Savers, Poundland, Cash Converters, Specsavers, Coral, Greggs and Iceland, amongst other local occupiers.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor lock-up shop with a former one bedroom flat above, currently being used as ancillary storage accommodation. The first floor does not currently benefit from internal access. The property benefits from rear access.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.35 m</b>	<b>(17' 6")</b>
<b>Net Frontage</b>	<b>4.75 m</b>	<b>(15' 7")</b>
<b>Shop Depth</b>	<b>13.95 m</b>	<b>(45' 9")</b>
<b>Built Depth</b>	<b>18.32 m</b>	<b>(60' 2")</b>
<b>Ground Floor</b>	<b>67.90 sq m</b>	<b>(731 sq ft)</b>
<b>First Floor (not inspected)</b>		

#### Tenancy

The entire property is at present let to D FIELD ESQ for a term of 15 years from 3rd December 2009 at a current rent of £17,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 96 Band D (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

**Seller's Solicitor** Ms R White, Eversheds Sutherland. Tel: 0113 200 4129 e-mail: [rachelwhite@eversheds-sutherland.com](mailto:rachelwhite@eversheds-sutherland.com)