



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. The M40 links with the M42 orbital to the south of Birmingham, also giving access to Oxford and London. Hall Green lies 6 miles south from the city centre.

The property is situated on the east side of the busy Stratford Road (A34) opposite the junction with Green Road. Hall Green Rail Station is close by to the south.

Occupiers close by include Domino's (adjacent), Wickes (opposite), Lloyds Bank, Subway, Tesco Express, Boots, Co-Operative Food and a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor betting shop with ancillary accommodation to the rear. The first floor has been sealed off from the ground floor and there is no access.

The property provides the following accommodation and dimensions:

Gross Frontage	6.25 m	(20' 6")
Net Frontage	5.30 m	(17' 5")
Shop Depth & Built Depth (max)	22.80 m	(74' 9")
First Floor – No Access		

Tenancy

The entire property is at present let to LADBROKES BETTING & GAMING LTD (previously known as Ladbrokes Ltd) for a term of 15 years from 7th February 2006 at a current rent of £25,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.ladbrokes.co.uk

For the year ended 31st December 2011, Ladbrokes Betting & Gaming Ltd reported a turnover of £694.138m, a pre-tax profit of £111.963m, shareholders' funds of £1,727.6m and a net worth of £885.62m. (Source: riskdisk.com 09.09.2013)

Planning (1)

The first floor may lend itself to change of use to residential subject to access, lease and obtaining all the necessary consents. All enquiries should be made with the local authority planning office.

Local Planning Authority: Birmingham City Council.

Tel: 0121 464 3669.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 105 Band E (Copy available on website).

Birmingham

1146 Stratford Road Hall Green West Midlands B28 8AF

- **Freehold Betting Shop Investment**
- Entirely let to Ladbrokes Betting & Gaming Ltd
- Lease expiry 2021 (No breaks)
- Redevelopment potential on first floor (1)
- VAT is NOT applicable
- Rent Review 2016
- Current Rent Reserved
£25,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

