



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, Brighthouse, 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 property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained maisonette 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.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 7	Acorns Children's Hospice Trading Ltd (1)	Ground Floor 113.05 sq m (1,217 sq ft)	10 years from 16.09.2011 Rent review 16.09.2016 FR & I in respect of the demised premises	£18,600 p.a.	Rent Review 2016
Maisonette 7	Individuals	First and Second Floor Maisonette – Not inspected	From 19.01.1980	£4,200 p.a.	Holding over

(1) Acorns Children's Hospice was registered in 1988 and is a registered charity in England with registration number 2036103.
Website Address: www.acorns.co.uk

Total £22,800 p.a.

Acocks Green

Unit 7

1160 Warwick Road

Birmingham

B27 6BP

- **Freehold Shop and Residential Investment**
- Comprising a ground floor shop with maisonette above
- Shop let to Acorns Children's Hospice Trading Ltd until 2021
- 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
£22,800 pa

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

CBRE

**SIX WEEK COMPLETION
AVAILABLE**

