



**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. Smethwick is a popular town located approximately 4 miles west of Birmingham city centre.

The property forms part of a large parade of shops situated in the centre of Bearwood, on the west side of Bearwood Road, in between the junctions with Anderson Road and Adkins Lane.

Occupiers close by include Tui (adjacent), Aldi, Argos, Poundland, Halifax, RSPCA, Holland & Barrett, British Heart Foundation, NatWest, Peacocks, Costa Coffee, Iceland and the Bearwood Shopping Centre.

**Description**

The property comprises a double fronted shop arranged on ground and two upper floors to provide a retail unit with ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>10.60 m</b>	<b>(34' 9")</b>
<b>Net Frontage</b>	<b>10.40 m</b>	<b>(34' 2")</b>
<b>Shop and Built Depth</b>	<b>25.40 m</b>	<b>(83' 4")</b>
<b>First Floor</b>	<b>156.10 sq m</b>	<b>(1,680 sq ft)</b>
<b>Second Floor (not inspected)</b>	<b>103.15 sq m</b>	<b>(1,110 sq ft)</b>

**Tenancy**

The entire property is at present let to BOOTS UK LIMITED for a term of 5 years from 18th November 2016 at a current rent of £33,750 per annum. The lease contains full repairing and insuring covenants. There is a tenant break option on 18th November 2019. Discussions have been had with the lessees to remove the break clause in return for a rent free period. No further action will be taken by the Vendors.

**Tenant Information**

We understand the tenant has been in occupation for over 50 years. For the year ended 31st August 2016, Boots UK Limited reported a turnover of £6.876bn, a pre-tax profit of £523m, shareholders' funds of £1.204bn and a net worth of £1.204bn. (Source: Experian 11.01.2018.)

**VAT**

VAT is applicable to this lot.

**Documents**

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

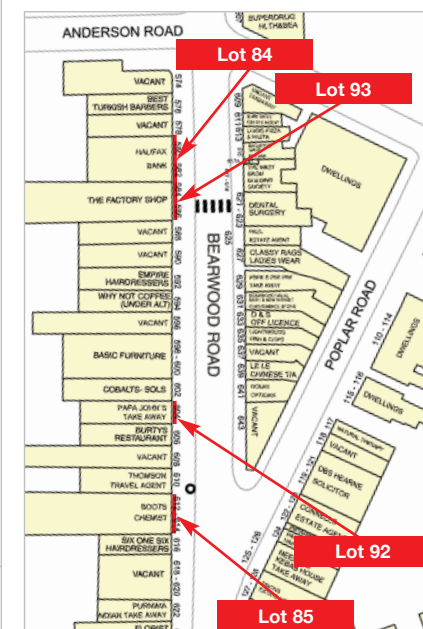
**Energy Performance Certificate**

EPC Rating 79 Band D (Copy available on website).

**Smethwick**  
**612/614 Bearwood Road**  
**Bearwood**  
**West Midlands**  
**B66 4BW**

- **Attractive Freehold Shop Investment**
- Let to Boots UK Limited
- Reversion 2021
- Tenant in occupation for over 50 years
- Current Rent Reserved  
**£33,750 pa**

**SIX WEEK COMPLETION AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda