

Kings Heath

31 Alcester Road South West Midlands B14 7JQ

- **Freehold Shop Investment with Vacant Residential**
- Established retail location adjacent to Wetherspoons
- Rent Review 2017
- Total Current Rents Reserved
£20,000 pa
Plus Vacant Maisonette



Tenure

Freehold.

Location

Kings Heath is a popular Birmingham suburb situated on the A435 some 4 miles south of the City Centre. The area benefits from good communications, easy access to the M42 (Junction 3 – 6 miles south) and regular rail services. The property is located fronting Alcester Road South which is the principal retail area of Kings Heath.

The property forms part of a parade of shops where occupiers include JD Wetherspoon, William Hill, Ladbrokes, Boots Opticians, Halifax, Nationwide, Sainsbury's and Lloyds Bank.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit and a self-contained maisonette above, accessed from the rear via a side alleyway off Alcester Road South.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	GF Hughes and IJ McAuley (t/a Green Grocers)	Gross Frontage 4.85 m Net Frontage 4.05 m Shop Depth 19.50 m Built Depth 28.10 m	(15' 11") (13' 4") (63' 11") (92' 2") 15 years from 17.08.2012 Rent review every fifth year (1) FR & I	£20,000 p.a.	Rent Review 2017
First & Second	Vacant	Maisonette (2)		–	

(1) Lessee's option to determine at the fifth and tenth years of the term.

(2) Not inspected by Allsop.

NB. Buyers will pay 0.35% + VAT of the purchase price towards the sellers' costs.

Total £20,000 p.a.



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

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