

Acocks Green Unit 2 1160 Warwick Road Birmingham B27 6BP

- Freehold Shop and Residential Investment
- Comprising a shop and a self-contained maisonette
- Entirely let to Scope
- New 10 year lease agreed (1)
- Located in a popular residential suburb within 4 miles of Birmingham city centre and Birmingham Airport
- Close to Acocks Green Rail Station
- Total Current Rents Reserved

£22,500 pa

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

CBRE



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 and Betfred (both adjacent), KFC, Lloyds Pharmacy, Co-op Travel, Iceland, Brighthouse, Greggs, Aldi and a Sainsbury's Supermarket, amongst many others. 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, access to which is from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.30 m	(20' 8")
Net Frontage	5.90 m	(19' 4")
Shop Depth	13.60 m	(44' 7")
Build Depth	14.15 m	(46' 5")

Ground Floor

106.25 sq m (1,144 sq ft)

First Floor and Second Floor Maisonette – Not inspected

Tenancy

The entire property is at present let to SCOPE for a term of 10 years from 8th September 2006 at a current rent of £22,500 per annum. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants.

(1) A new lease has been agreed with Scope (subject to contract) and awaits completion. The terms are 10 years from 8th September 2016 at £18,000 per annum. Rent review and tenant option to determine on 8th September 2021.

Tenant Information

For the year ended 31st March 2015, Scope reported a nil turnover, a pre-tax profit of £3.85m and a net worth of £26.626m. (Source: Experian 01.11.2016.)

VAT

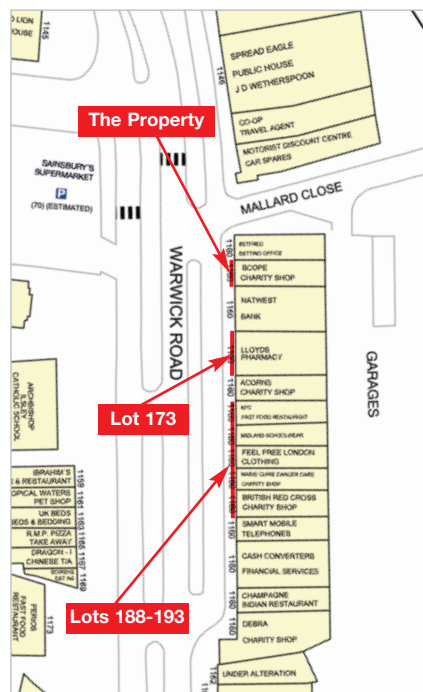
The Receivers believe VAT is not applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



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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