

Unit	Present Lessee	Accommodation	Licence/Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
574 Bearwood Road	Extra Bargains Limited (4)	Ground Floor 151.10 sq m First Floor 59.60 sq m Second Floor (1,626 sq ft) (642 sq ft)	5 years from 09.09.2016 Tenant break option September 2019	£26,000 p.a.	Reversion 2021
576 Bearwood Road	G Mahmoud & A Majidi	Ground Floor 69.30 sq m (747 sq ft)	5 years from 21.09.2017 Tenant break at 3rd year FR & I	£11,000 p.a.	Reversion 2022
576A Bearwood Road	Individual	First and Second Floor Maisonette	3 years 1 month from 17.05.2014	£5,100 p.a.	Holding over
578 Bearwood Road	Vacant	Ground Floor 141.20 sq m (1,591 sq ft) First Floor 51.90 sq m (538 sq ft) Second Floor 19.85 sq m (214 sq ft)			
580/582 Bearwood Road	Bank of Scotland plc (4)	Ground Floor 183.30 sq m (1,973 sq ft) First Floor 110.20 sq m (1,186 sq ft) Second Floor	10 years from 23.09.2012 Rent review every 5th year	£32,125 p.a.	Rent Review 2017
584/586 Bearwood Road	The Factory Shop Limited (on assignment from Tesco Stores Ltd)	Ground Floor 270.00 sq m (2,906 sq ft) First Floor 220.30 sq m (2,371 sq ft)	20 years from 16.07.2010 Rent review every 5th year Tenant break option July 2020	£49,000 p.a.	Rent Review 2020
588 Bearwood Road	MK Patel (4)	Ground, First and Second Floors	25 years from 25.03.1992 Rent review every 5th year	£25,750 p.a.	Holding over
590 Bearwood Road	Vacant	Ground Floor 62.90 sq m (677 sq ft) First Floor 36.40 sq m (392 sq ft) Second Floor 20.50 sq m (221 sq ft)			
592/592A Bearwood Road	Active Pine Limited (4)	Ground, First and Second Floors	999 years from 24.06.1955	£55 p.a.	Reversion 2954
594 Bearwood Road	Under Offer (3)	Ground Floor 75.40 sq m (811 sq ft)	New 5 year lease Tenant break at 3rd year 6 months rent free. FR & I	£8,000 p.a. rising to £10,000 p.a. in year 4 (subject to contract)	
594A Bearwood Road	Vacant	First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom			
596 Bearwood Road	Vacant	Ground Floor 145.60 sq m (1,567 sq ft)			
596A Bearwood Road	Individual	First and Second Floor Maisonette	Periodic Tenancy from 31.05.2014	£4,740 p.a.	Holding over
598-600 Bearwood Road	Basic Furniture Limited	Ground Floor 330.20 sq m (3,554 sq ft)	Licence from 01.08.2017 until 31.01.2018 Mutual break 01.10.2017	£6,000 p.a.	
598-600 Bearwood Road – Upper Floors	Vacant (4)	First Floor Offices 75.70 sq m (815 sq ft) Second Floor Offices 50.30 sq m (541 sq ft)			
602 Bearwood Road	Vacant (4)	Ground Floor 44.20 sq m (476 sq ft) First Floor 40.10 sq m (430 sq ft) Second Floor 22.90 sq m (246 sq ft)			
604/604A Bearwood Road	Papa John's (GB) Ltd	Ground Floor 65.20 sq m (702 sq ft) First and Second Floor Maisonette	10 years from 14.03.2016 Rent review 14.03.2021 Tenant option to determine 2021	£18,000 p.a.	Rent Review 2021
606 Bearwood Road	Under Offer (3)	Ground Floor 66.80 sq m (719 sq ft) First Floor 50.00 sq m (538 sq ft) Second Floor 20.50 sq m (220 sq ft)	New 10 year lease Tenant breaks at 3rd and 6th year 6 months rent free. FR & I	£14,000 p.a. (subject to contract)	
608 Bearwood Road	Vacant	Ground Floor 79.10 sq m (830 sq ft) First Floor 49.30 sq m (531 sq ft) Second Floor 19.80 sq m (213 sq ft)			
610 Bearwood Road	TUI UK Limited (4)	Ground Floor 71.00 sq m (764 sq ft) First Floor 51.70 sq m (556 sq ft) Second Floor 24.60 sq m (265 sq ft)	25 years from 25.12.1993 Rent review every 5th year	£18,750 p.a.	Reversion 2018
612-614 Bearwood Road	Boots UK Limited	Ground Floor 251.00 sq m (2,700 sq ft) First Floor 156.10 sq m (1,680 sq ft) Second Floor 103.15 sq m (1,110 sq ft)	5 years from 18.11.2016 Tenant break option 18.11.2019	£33,750 p.a.	Reversion 2021
616/616A Bearwood Road	Christopher Coakley	Ground Floor 62.30 sq m (671 sq ft) First and Second Floor Maisonette	10 years from 31.05.2016 Rent review 31.05.2021 Tenant break option May 2018 and 2021	£8,000 p.a.	Rent Review 2021
618-620 Bearwood Road	Under Offer (3)	Ground Floor 144.55 sq m (1,556 sq ft) First Floor 103.20 sq m (1,111 sq ft) Second Floor 36.70 sq m (394 sq ft)	New 15 year lease Rent review 31.05.2021 6 months rent free. FR & I	£19,000 p.a. (subject to contract)	
622 Bearwood Road	Messrs Rahman Khan & Ali (4)	Ground Floor 116.70 sq m (1,256 sq ft)	25 years from 23.03.1989 (2) Rent review every 5th year	£21,000 p.a. (2)	Holding over
622A Bearwood Road	Vacant	First and Second Floor Maisonette			
624 Bearwood Road	Under Offer (3) (4)	Ground Floor 92.80 sq m (999 sq ft) First Floor 60.80 sq m (654 sq ft) Second Floor	New 10 year lease Tenant break at 3rd year 9 months rent free. FR & I.	£12,000 p.a. (subject to contract)	
Advertising Hoarding	Impact Outdoor Advertising Ltd	Hoarding	1006 years from 16.01.1993	Peppercorn	Reversion 2999

Total £259,270 p.a. (3)

(2) In respect of No 622, a new 15 year FR & I lease has been agreed (subject to contract) with reviews and break options every fifth year at £17,000 per annum.

(3) For the avoidance of doubt, the total rents exclude those leases which are subject to contract.

(4) Not measured by Allsop. Floor areas taken from www.vo.gov.uk

