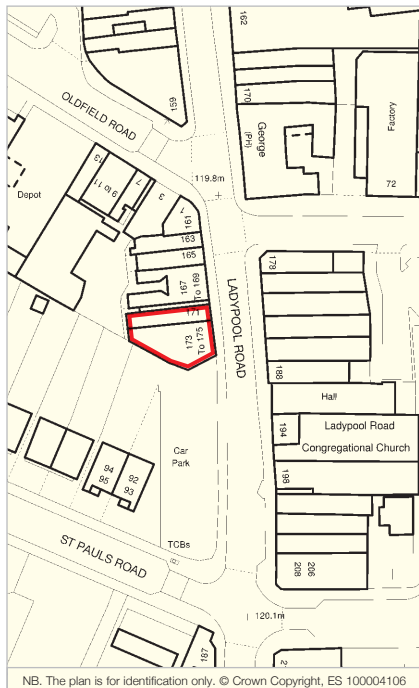


# Birmingham

171-175 Ladypool Road  
West Midlands  
B12 8LQ

- **Freehold Mixed Use Investment**
- Forms part of a larger parade comprising three shops, residential bedsits and ancillary storage
- Situated in Birmingham's popular 'Balti Triangle' some 2 miles from the city centre
- Potential for residential conversion of second floor (1)
- Total Current Rents Reserved  
**£104,400 pa**

By Order of the Receivers



### Tenure

Freehold.

### Location

Birmingham is the UK's second city and 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. The M6 and M5 motorways are both within 4 miles of the city centre, giving access to London, the North West and South West of England. The M40 links with the M42 Orbital to the south of Birmingham, also giving access to Oxford and London. The property is situated within Birmingham's popular Balti triangle, in a prominent corner position on the west side of Ladypool Road, some 2 miles south-east of Birmingham city centre and 2 miles north-east of King's Heath. Occupiers close by include a variety of local retailers and restaurants. The property is situated in a built up residential area.

### Description

The property is arranged on ground and two upper floors to provide three shops with residential bedsit rooms on first floor and self-contained ancillary storage accommodation on the second floor.

### VAT

Please refer to the Special Conditions of Sale.

### Energy Performance Certificate

For EPC Ratings please see website.

### (1) Planning

The property benefits from consent, granted on 11th October 2017, for the change of use of second floor retail storage space to provide a two bedroom residential unit, subject to the existing tenancies, under application number 2017.07261/PA. All enquiries should be referred to Birmingham City Council.

Tel: 0121 303 1115.

Website Address: [www.birmingham.gov.uk](http://www.birmingham.gov.uk)

No.	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
171	Individual	Ground Floor 22.39 sq m (241 sq ft)	15 years from 04.12.2010 Rent review every 2nd year of the term	£18,000 p.a.	Rent Review 2018
173	Individual	Ground Floor 88.90 sq m (957 sq ft)	15 years from 03.07.2011 Rent review every 2nd year of the term	£24,000 p.a.	Rent Review December 2017
175	Individual	Ground Floor 57.56 sq m (620 sq ft)	15 years from 18.04.2009 Rent review every 2nd year of the term	£26,400 p.a.	Rent Review 2019
First Floor Room	Individual	Room	3 year Assured Shorthold Tenancy from 14.05.2014	£5,400 p.a.	Holding Over
First Floor Room	Individual	Room	3 year Assured Shorthold Tenancy from 03.02.2015	£5,400 p.a.	Reversion 2018
First Floor Room	Individual	Room	3 year Assured Shorthold Tenancy from 30.06.2016	£5,400 p.a.	Reversion 2019
First Floor Room	Individual	Room	3 year Assured Shorthold Tenancy from 03.01.2017	£5,400 p.a.	Reversion 2020
Second Floor	Individual	Store Room 150.39 sq m (1,619 sq ft)	10 years from 14.06.2016 Rent review every 2nd year of the term	£14,400 p.a.	Rent Review 2018

(2) Not inspected by Allsop. Areas taken from a Valuation Report dated 27th January 2017.

**Total £104,400 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

**Seller's Solicitor** Chris Briggs Esq, Lightfoots LLP. Tel: 01844 268322 e-mail: [cbriggs@lightfoots.co.uk](mailto:cbriggs@lightfoots.co.uk)