Birmingham

(Lot 27) Flats 1-12
Lockside House, 1008
Yardley Wood Road,
B14 4FD and
(Lot 27A) Flats 1-6
Stratford House,
1010 Yardley Wood
Road, Yardley Wood,
B14 4FE

- Two Modern Freehold Apartment Blocks to be offered either Individually or Collectively
- Lot 27 (Lockside House) comprises
 Twelve Self-Contained Flats
 producing a Total Current Rent
 Reserved of £69,000 per annum
 (equivalent) with Two Flats Vacant
- Lot 27A (Stratford House) comprises Six Self-Contained Flats producing a Total Current Rent of £41,040 per annum (equivalent)
- Total Site Area (Lots 27 and 27A)
 Approximately 0.339 Hectares (0.826
 Acres) including Parking for around 25 Cars
- Lot 27 affords possible potential for Further Development of Site subject to obtaining all necessary consents



Seller's Solicitor

Messrs Pinsent Masons (Ref: Robert Pettigrew). Tel: 0121 260 4066.

Email: robert.pettigrew@pinsentmasons.com

INVESTMENT/VACANT – Two Freehold Buildings and Site





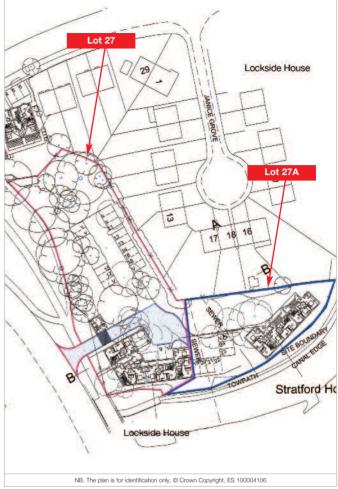
Tenure

Freehold.

Location

The properties are situated in the Yardley Wood area of Birmingham, approximately 9km (5.5 miles) to the south of Birmingham city centre. The properties are located on the western side of Yardley Wood Road, overlooking the Stratford-upon-Avon Canal. Yardley Wood Road runs between Shirley High Street to the south and Moseley to the north. The surrounding area is predominantly residential, although a small retail parade is accessible to the south, along with a Co-operative supermarket. Green spaces are available at Chinn Brook Recreation Ground, while Hollywood Golf Club is immediately to the south.

The properties are well connected by both road and rail, with the A435 close to the property providing access to Junction 3 of the M42 Motorway and Birmingham city centre. Yardley Wood Rail Station is 1.6km (one mile) from the property and provides regular services to Birmingham Moor Street with a journey time of 12 minutes. There are also regular bus services running along Yardley Wood Road.



Description

The property comprises two modern purpose built detached blocks of flats, known as Lockside House (Lot 27) and Stratford House (Lot 27A), occupying an L-shaped site extending in total to approximately 0.339 hectares (0.839 acres).

Lockside House (Lot 27) is arranged over lower ground, ground and two upper floors and is internally arranged to provide 12 x two bedroom flats, whilst Stratford House (Lot 27A) is arranged over ground and first floors and provides 6 x two bedroom flats.

Externally, there are lawned areas and parking for around 25 cars across both sites. Each flat also benefits from UPVC, double glazing and an intercom system (not tested).

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

Planning

Local Planning Authority: Birmingham City Council.

Tel: 0121 303 1115.

The property may afford potential for further development of the site, subject to obtaining all necessary consents.

To View

The property will be open for viewing every Wednesday before the Auction between 10.30 – 11.15 a.m. These are open viewing times with no need to register. (Ref: MW).

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.



Lot 27 Lockside House

Flat	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.	Current Rent £ p.a.	
1	Two Bedroom Accommodation	Vacant	_	-	
2	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 29th September 2015 (holding over)	£580 p.c.m.	£6,960 p.a.	
3	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 20th February 2015 (holding over)	£570 p.c.m.	£6,840 p.a.	
4	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 1st February 2016 (holding over)	£580 p.c.m.	£6,960 p.a.	
5	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 25th September 2015 (holding over)	£580 p.c.m.	£6,960 p.a.	
6	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy (holding over)	£570 p.c.m.	£6,840 p.a.	
7	Two Bedroom Accommodation	Vacant	-	-	
8	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 22nd January 2016 (holding over)	£580 p.c.m.	£6,960 p.a.	
9	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 18th July 2014 (holding over)	£570 p.c.m.	£6,840 p.a.	
10	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 29th June 2015 (holding over)	£570 p.c.m.	£6,840 p.a.	
11	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 24th July 2014 (holding over)	£570 p.c.m.	£6,840 p.a.	
12	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 7th November 2015 (holding over)	£580 p.c.m.	£6,960 p.a.	
Lot 27A Stratford House Total £5,750 p.c.m. £69,000 p.a.					

Lot 27A Stratford House				20,700 pionini	200,000 piai
Flat	Accommodation	Terms of Tenancy		Current Rent £ p.c.m.	Current Rent £ p.a.
1	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 24th November 2014 (holding over)		£570 p.c.m.	£6,840 p.a.
2	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 17th January 2013 (holding over)		£570 p.c.m.	£6,840 p.a.
3	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 15th December 2012 (holding over)		£570 p.c.m.	£6,840 p.a.
4	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 30th May 2015 (holding over)		£570 p.c.m.	£6,840 p.a.
5	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 30th May 2015 (holding over)		£570 p.c.m.	£6,840 p.a.
6	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of years commencing 19th September 2014 (holding over)		£570 p.c.m.	£6,840 p.a.
			Total	£3 420 n.c.m	£41 040 n a