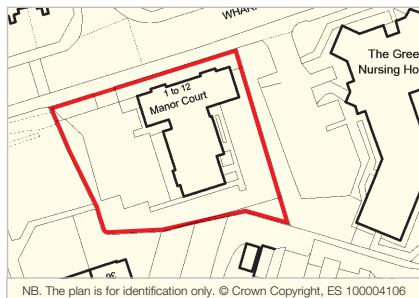


## Kings Norton Manor Court, 38-40 Wharf Road, Birmingham, West Midlands B30 3LP

- **An Unbroken Freehold Block of Twelve Purpose Built Flats**
- Comprising 10 x One Bedroom Flats and 2 x Two Bedroom Flats
- Each flat subject to an Assured Shorthold Tenancy
- Site Area approximately 0.142 hectares (0.35 acres)
- Total Current Rent Reserved  
**£72,360,000 per annum (equivalent)**



### To View

The property will be open for viewing every Monday and Wednesday before the Auction between 1.30 – 2.30 p.m. These are open viewing times with no need to register. (Ref: MW).

### Seller's Solicitor

Allsopp & Co (Ref: Chris Wright).  
Tel: 0121 705 9020.  
Fax: 0121 711 1019.  
Email: [chris.wright@allsoppandco.co.uk](mailto:chris.wright@allsoppandco.co.uk)

### INVESTMENT – Freehold Block of Flats



### Tenure

Freehold.

### Location

Kings Norton is part of the wider conurbation of Birmingham and is located approximately 6.5 miles to the south of the city centre. It is served by the A441 (Pershore Road South), which runs between Birmingham and Redditch (8.5 miles). The property is on the south side of Wharf Road opposite Rowan Court and around a quarter of a mile from Kings Norton Park. Kings Norton Rail Station (Cross City Line) is 0.7 miles to the north and several local bus routes serve the area. The University of Birmingham and Queen Elizabeth Hospital are to the north and both the M42 and M5 Motorways are also within reach.

### Description

The property comprises an unbroken purpose built block of twelve self-contained flats. The building is arranged over ground and first floors under a pitched roof. The development is accessed via electronically controlled gates and benefits from off-street parking and communal outside space.

**Site Area Approximately 0.142 hectares (0.35 acres)**

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Flat	Floor	Accommodation	Terms of Tenancy	Rent £ p.a. (equivalent)
1	Ground	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 25th September 2012 (Holding over)	£5,820 p.a.
2	Ground	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 21st July 2015	£5,940 p.a.
3	Ground	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 6th December 2010 (Holding over)	£5,820 p.a.
4	Ground	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 10th July 2007 (Holding over)	£5,940 p.a.
5	Ground	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 25th March 2011 (Holding over)	£6,600 p.a.
6	Ground	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 8th September 2014 (Holding over)	£5,940 p.a.
7	First	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 1st July 2015	£5,940 p.a.
8	First	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 18th August 2015	£5,940 p.a.
9	First	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 1st March 2011 (Holding over)	£5,940 p.a.
10	First	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 21st July 2015	£5,940 p.a.
11	First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 23rd April 2010 (Holding over)	£6,600 p.a.
12	First	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 2nd March 2007 (Holding over)	£5,940 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.

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

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



