

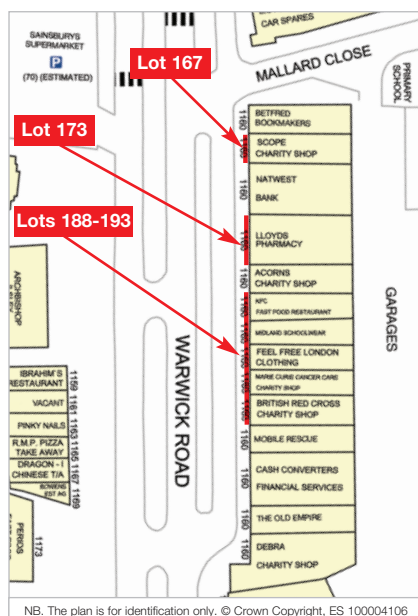
# Acocks Green Units 8, 9, 10, 11 & 12 and Garages to the Rear of 1160 Warwick Road Birmingham B27 6BP

- Freehold Shop, Residential and Garage Investment
- Comprises five shops with five self-contained maisonettes above and 20 garages to the rear
- To be offered as six separate lots
- 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

**£111,060 pa**  
plus vacant possession  
of one maisonette

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, Betfred, Scope, 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 five ground floor shops each with self-contained maisonettes above, access to which is via a shared walkway to the rear. In addition there are also 20 lock-up garages to the rear.

## VAT

The Receivers believe VAT is not applicable to these lots. 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.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Ratings 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

**Seller's Solicitor** Mr C Towland, Walker Morris. Tel: 0113 399 1892. e-mail: [chris.towland@walkermorris.co.uk](mailto:chris.towland@walkermorris.co.uk)





Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
188	Unit 12 and Maisonette 12	British Red Cross Society (www.redcross.org.uk)	Ground Floor 115.85 sq m (1,247 sq ft) First and Second Floor Masionette – Not inspected	10 years from 28.03.2007 (1) Rent review 28.03.2012 FR & I in respect of the demised premises	£21,650 p.a.	Reversion 2017 (1)
189	Unit 11	Marie Curie Cancer Care (www.mariecurie.org.uk)	Ground Floor 108.60 sq m (1,169 sq ft)	10 years from 29.09.2006 Rent review 29.09.2011 FR & I in respect of the demised premises	£16,150 p.a.	Holding Over
	Maisonette 11	Individuals	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy from 19.02.2011	£6,600 p.a.	Holding Over
					<b>Total £22,750</b>	
190	Unit 10	Scandals Clothing Ltd	Ground Floor 107.15 sq m (1,153 sq ft)	10 years from 24.06.2008 Rent review every 5th year FR & I in respect of the demised premises	£17,000 p.a.	Reversion 2018
	Maisonette 10	Individual	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy from 19.02.2011	£5,100 p.a.	Holding Over
					<b>Total £22,100</b>	
191	Unit 9	F & J Cheung (www.midlandschoolwear.co.uk)	Ground Floor (2) 106.70 sq m (1,149 sq ft)	5 years from 01.03.2012 FR & I in respect of the demised premises	£14,600 p.a.	Reversion 2017
	Maisonette 9	Vacant	First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom, WC			
					<b>Total £14,600</b>	
192	Unit 8	Kentucky Fried Chicken (Great Britain) Ltd (3)	Ground Floor (2) 109.40 sq m (1,178 sq ft)	10 years from 25.12.2006 Rent review every 5th year FR & I in respect of the demised premises	£15,500 p.a.	Reversion 2016
	Maisonette 8	Individual	First and Second Floor Maisonette – Not inspected	Assured Shorthold Tenancy expiring 13.12.2016	£6,300 p.a.	Reversion 2016
					<b>Total £21,800</b>	
193	Garages 2, 4, 5, 6, 7, 12, 16, 17, 18 & 20	Various Individuals	Garages	Licence agreements	£8,160 p.a. (total)	
	Garages 1, 3, 8, 9, 10, 11, 13, 14, 15 & 19	Vacant	Garages			
					<b>Total £8,160</b>	

(1) Heads of terms have been agreed for a new lease for a term of 10 years from 28th March 2017 at £21,650 per annum with a tenant option to determine in year 5.

(2) Not inspected by Allsop. Area taken from Valuation Office Agency.

(3) Website Address: www.kfc.co.uk. For the year ended 29th November 2015, Kentucky Fried Chicken (Great Britain) Ltd reported a turnover of £465m, a pre-tax profit of £55.946m, shareholders' funds of £106m and a net worth of £99.149m. (Source: Experian 01.11.2016.)

**Overall Total £111,060 p.a.**