

Lot 44

£100,480 per annum
exclusive

1/1A Audley Road and 8/12 Glebe Farm Road, Stechford,
Birmingham, West Midlands B33 9LZ

Freehold Retail and Residential Investment



Tenancy and accommodation

Lot 44

£100,480 per annum exclusive

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
1/1A Audley Road	Ground	Retail	128.20 sq m (1,380 sq ft)	INDIVIDUALS t/a Double Save Supermarket	30 years from 04/07/2007 until 2037	£18,500	04/07/2017 and five yearly
8 Glebe Farm Road	Ground	Retail	128.88 sq m (1,387 sq ft)	MC & M PARMER (ON ASSIGNMENT FROM T & S STORES PLC, A SUBSIDIARY OF TESCO PLC) t/a Post Office (1)	30 years from 29/09/1990	£12,000	(28/09/2020)
10 Glebe Farm Road	Ground	Retail	215.40 sq m (2,319 sq ft)	A & J LLOYD INVESTMENTS t/a Lloyds Pharmacy (2)	15 years from 24/06/2006	£23,000	(23/06/2021)
12 Glebe Farm Road	Ground	Retail	46.70 sq m (503 sq ft)	INDIVIDUAL t/a Glebe Farm Butchers	10 years from 19/03/2015 (3)	£9,000 Rising by £500 p.a.x. to £10,000 in 2019	19/03/2020 (18/03/2025)
First	Residential	3 x 3 bedroom flats 4 x 2 bedroom flats		INDIVIDUALS	Let on Separate Assured Shorthold Tenancies	£37,980	
Total Commercial Area			519.18 sq m (5,589 sq ft)			£100,480	

- (1) T&S Stores Limited, formerly T&S Stores Plc, are a subsidiary of Tesco Plc. For the year ending 27th February 2016, T&S Stores Limited reported a total net worth of £573,589,000 (Source: Experian Group 25/04/2017).
- (2) Lloyds Pharmacy is one of UK's largest community pharmacy chains, with more than 1,800 pharmacies across the country (Source: www.lloydspharmacy.com 25/04/2017)
- (3) The tenant is not currently trading from the property.

Key Details

- Comprises 5 retail units and 7 self-contained residential flats above
- Includes tenants trading as Post Office and Lloyds Pharmacy
- Unbroken parade
- Prominent corner location in popular Birmingham suburb
- Nearby occupiers include Coral and Greggs

Location

Miles: 7 miles east of Birmingham City Centre
Roads: M6, M42
Rail: Stechford Railway Station
Air: Birmingham Airport

Situation

Stechford is a popular Birmingham suburb some 7 miles east of Birmingham City Centre. The property is situated in a prominent position at the junction of busy Audley Road and Glebe Farm Road. Nearby occupiers include Coral and Greggs.

Description

The property comprises an unbroken parade of five ground floor retail units with seven self-contained residential flats on the first floor which are accessed off Audley Road.

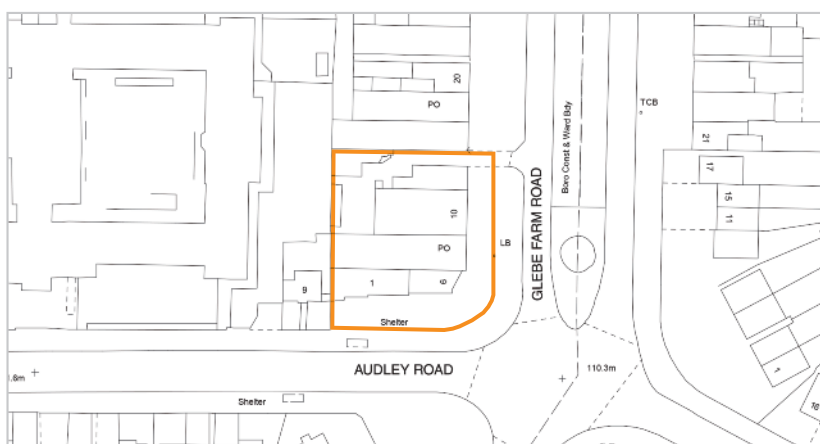
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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