

**Lot 10, 1130, 1132 and 1134 Warwick Road, Acocks Green, Birmingham,
B27 6BL**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



This photo has been digitally enhanced.

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Property Information

High Street Retail Investment

- Substantial unbroken retail parade
- Tenants include Greggs PLC and Boyle Sports (UK) Limited (4)
- Popular and busy Birmingham Suburb
- Includes rear yard with parking
- Neighbouring Occupiers Include Aldi, Tesco Express, Halifax and Morrisons

Lot

10

Auction

12th February 2026

Rent

£80,500 per Annum Exclusive (5)

Sector

Retail, High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

Approximately 3.5 miles southeast of Birmingham City Centre

Roads

A41 (Warwick Road), with connections to the A45 and M42

Rail

Acocks Green Railway Station

Air

Birmingham Airport

Situation

Acocks Green is an established popular and cosmopolitan suburban of Birmingham, located approximately 3.5 miles southeast of Birmingham City Centre. The area serves a large residential catchment and is centred around Warwick Road (A41), which forms the principal local shopping and service thoroughfare.

The property occupies a prominent position on the north side of Warwick Road, close to its junction and station road and within the core of Acocks Green's retail centre. The property is located opposite to a Morrisons supermarket, which benefits from a 138 space car park. Neighbouring occupiers include Aldi, Tesco Express, Halifax and Morrisons and an eclectic mix of local retailers.

Tenure

Freehold.

EPC

1130 = Band B. 1132 = Band D. 1134 = Band C.

Description

The property comprises an unbroken retail parade of three modern retail units each with Retail accommodation on the ground floor and first floor ancillary accommodation. The property benefits from a rear Service Yard with Car Parking.

VAT

VAT is applicable to this lot.

Note

A parcel of Open Storage Land situated at the rear are being offered for sale separately as Lot 43.

DISCLAIMER

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
1130	Ground First	Retail Ancillary	141.50 96.50	(1,523) (1,039)	GREGGS PLC (CRN: 00502851)(2)	10 years from 08/02/2021 (3)	£28,000	- (07/02/2031)
1132	Ground First	Retail Ancillary	132.00 93.90	(1,421) (1,011)	BLAZE N BITES LIMITED (CRN: 15163884) Trading as Flame and Ice	10 years from 22/03/2024 (6)	£25,000	- (21/03/2034)
1134	Ground First	Retail Ancillary	132.20 92.00	(1,423) (990)	BOYLESPORTS (UK) LIMITED (CRN: 04386537) (4)	10 years from 2026 (5)	£27,500 (5)	2031 (2036)
Total Approximate Floor Area			688.10 (1)	(7,407)			£80,500 (5)	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) Greggs PLC (CRN:00502851) currently operate from over 2,600 shops nationwide and employ over 33,000 people (Source: <https://corporate.greggs.co.uk/about-us/our-history>). For the 2024 year end (28/12/2024), Greggs reported a Turnover of £2,014,400,000 and Net Assets of £570,500,000 and Pre Tax Profits of £189,800,000. (Report and Financial Statements as published at Companies House 14/01/2026).

(3) As to 1130 Warwick Road, the lease provides a Tenant option to determine the lease on 07/02/2026. However, the Seller has not received the required 6 months written notice from the Tenant.

(4) Boylesports (UK) Limited (CRN: 04386537) were incorporated in 2002 and currently operate from over 390 shops nationwide and employ over 2,700 people (for more information, please see <https://www.boylesports.com/about-us/>).

(5) An Agreement for Lease is in place that provides for the lease to be subject to the tenant obtaining planning consent for a change of use by a longstop date of 22nd September 2026. The lease is not yet documented. The lease permits for option to determine the lease in the 5th year upon the tenant serving 6 months written notice.

(6) As to 1132 Warwick Road, the lease provides a Tenant option to determine the lease on 22/03/2029 upon serving 6 months written notice.

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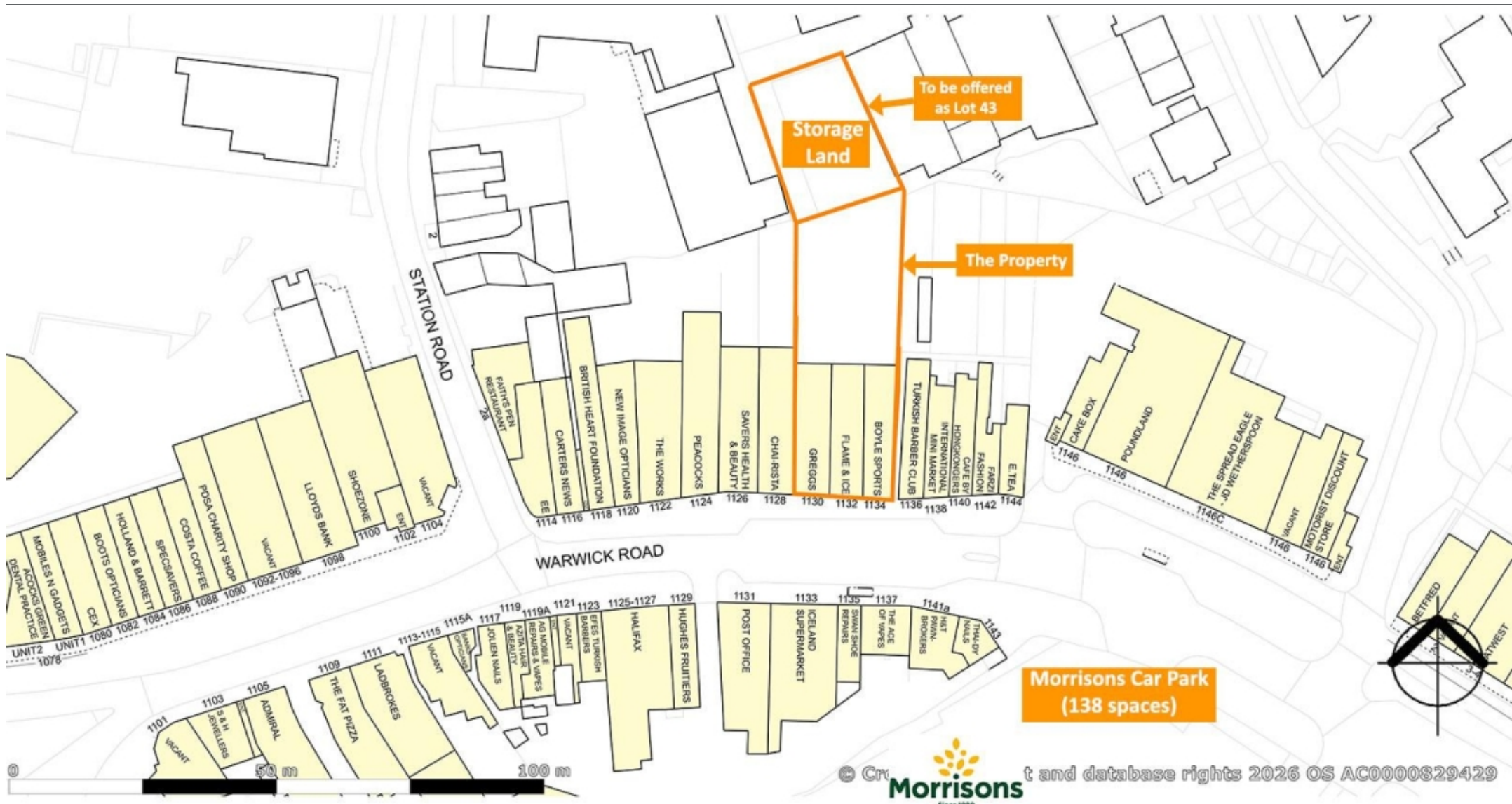
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2024