

Lot 19, Dulux Decorator Centre, Unit 60-72 New Town Row, Birmingham, B6 4HP

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Freehold Trade Counter and Warehouse Ground Rent Investment

www.acuitus.co.uk

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Property Information

Freehold Trade Counter and Warehouse Ground Rent Investment

- Majority let to SK Properties & Developments Ltd until 2138 (112 years unexpired, no breaks)
- Sublet to Dulux Decorator Centre (in occupation for over 30 years)
- Ground floor trade counter with loading bay and yard area
- Approx. 1,020.30 sq. m. (10,982 sq. ft.)
- 10 yearly fixed rental increases from 2033 at 2% pa compounded
- Prominent roadside location, approx. 0.5 miles from Birmingham City Centre
- VAT-free investment

Lot

19

Auction

11th June 2026

Rent

£36,570 per Annum Exclusive

Status

Available

Sector

Ground Rent, Trade Counter,
Warehouse

Auction Venue

Live Streamed Auction

Location

Miles	0.5 miles from Birmingham city centre
Roads	A450, A38 (M)
Rail	Birmingham Snow Hill Station
Air	Birmingham Airport

Situation

The property is prominently situated in busy commercial location on the west side of New Town Row, north of the city centre and close to the junction with the A4540 which links directly to the A38(M), approximately 300 metres from the property. Neighbouring occupiers include Safestore and a range of other local industrial businesses.

Tenure

Freehold.

Description

The property comprises a substantial ground floor trade counter with significant frontage onto New Town Row with offices arranged on the upper two floors which have been let on a long lease.

The property also benefits from external loading bay and service yard and the right to park on the adjoining car park.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Trade Counter	1,020.30	(10,982)	S K PROPERTIES & DEVELOPMENTS LTD (underlet to Dulux Decorator Centre)	125 years from 04/01/2013 until 01/01/2138	£36,570	Rising to £44,579 on 04/01/2033
First/Second	Offices	-	-	INDIVIDUAL	125 years from 03/01/2013	Peppercom	(02/01/2138)
Total		1,020.30	(10,982)			£36,570	

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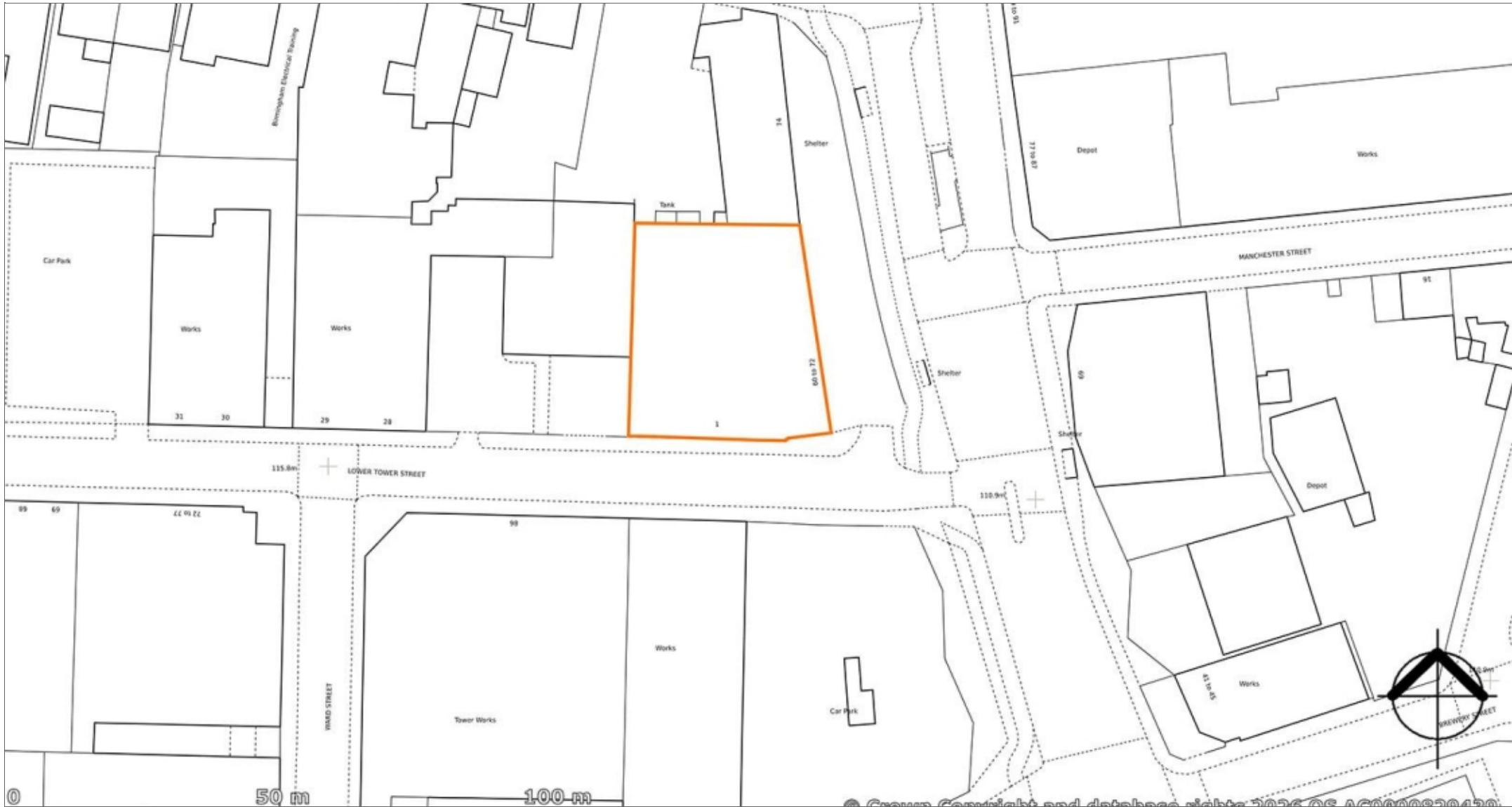
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Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Ramsdens Solicitors LLP
Oakley House, 1 Hungerford Road Edgerton
Huddersfield
HD3 3AL

Eve Sellens
01484 558070
eve.sellens@ramsdens.co.uk

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2024