

lot 46 210/216 High Street, Erdington Birmingham, West Midlands B23 6SJ

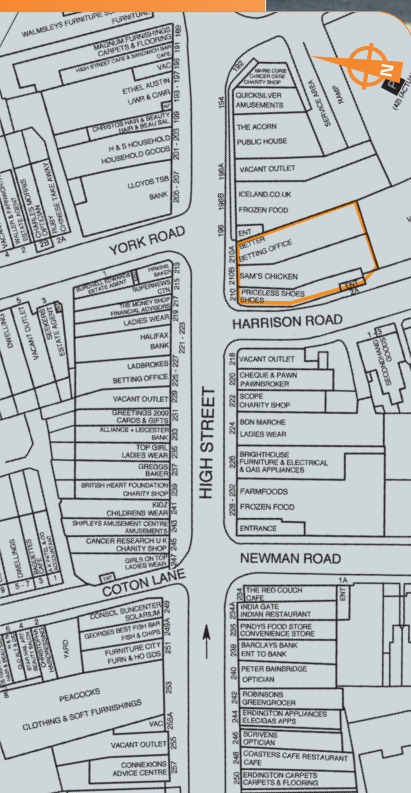
Rent
£96,000
per annum
exclusive

Freehold Retail and Office Investment

- Prominent high street corner position
- Approximately 1 mile from Junction 6 of the M6 motorway
- Nearby occupiers include Lloyds TSB, Halifax, Ladbroke's, Greggs and Iceland
- Active management opportunities
- Six Week Completion Period Available



On behalf of a
Major Corporate



Location

Miles: 4.8 miles north-east of Birmingham
15 miles south-east of Wolverhampton
Roads: A5127, A4040, M6 (Junction 6), M5 (Junction 1),
M42 (Junction 8)
Rail: Erdington Railway Station
Air: Birmingham International Airport

Situation

The property is prominently situated on the eastern side of High Street, at its junction with Harrison Road on the main retail thoroughfare, approximately 1 mile from Junction 6 of the M6 motorway. Nearby occupiers include Lloyds TSB, Halifax, Ladbroke's, Greggs and Iceland.

Description

The property comprises three ground floor retail units with self-contained office accommodation on first and second floors, accessed from Harrison Road. The property also benefits from a loading bay and car parking to the rear of the property.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary/Storage	186.60 sq m (2,008 sq ft)	PRICELESS SHOES PROPERTIES 5 LTD (1)	5 years from 01/06/2009 until 31/05/2014	£22,500	
Ground	Retail/Storage	455.00 sq m (4,897 sq ft)	BETTING SHOPS OPERATIONS LIMITED (t/a Better Betting Shop) (2) (3)	15 years from 27/08/2008 until 26/08/2023	£60,000	27/08/2013 and 27/08/2018
First	Office	334.10 sq m (3,596 sq ft)	WEST MIDLANDS HOMEBASED CARE LIMITED (4)	5 years from 21/04/2011 until 20/04/2016	£13,500	
Second	Office	242.00 sq m (2,605 sq ft)	VACANT POSSESSION			
Totals		1,217.70 sq m (13,106 sq ft)			£96,000	

(1) For the year ending 31st July 2010, Priceless Shoes Properties 5 Limited reported a turnover of £762,000, pre-tax profits of £15,000 and a total net worth of £11,000. (Source: www.riskdisk.com 28/04/2011) (2) Launched in 2005, BetterBet offers a full betting service including high street shops and a free phone call centre. In December 2009 Betterbet merged with the country's oldest established independent bookmaker JenningsBet and now has over 70 high street shops. (Source: www.betterbet.com 28/04/2011) (3) Please note that the tenant has sublet part of their unit. (4) West Midlands Homebased Care Limited are one of West Midlands' leading care organisations, providing affordable, reliable and flexible domiciliary care and operating from 9 branches across the Midlands. (Source: www.wmhc.co.uk 28/04/2011)

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