

7 Shirley Road Acocks Green, Birmingham B27 7XU

lot 41

Freehold Retail Investment

- Entirely let to British Heart Foundation
- Popular and affluent Birmingham suburb
- Sought after location on primary retail thoroughfare
- Nearby occupiers include HSBC, Costa Coffee, Subway, Argos and Lloyds TSB

Rent
£50,000
per annum
exclusive



On behalf of
Joint LPA Receivers

Location

Miles: 4 miles south of Birmingham city centre
5 miles north-west of Solihull
15 miles west of Coventry
Roads: A41, A34, A38, M6 (Junction 6), M42 (Junction 5)
Rail: Acocks Green Railway Station
Air: Birmingham International Airport

Situation

Acocks Green is a popular suburb located approximately 5 miles south-east of Birmingham city centre. The property is situated on Shirley Road, close to its junction with Warwick Road (A41), Acocks Green's main shopping area. Nearby occupiers include HSBC, Costa Coffee, Subway, Argos and Lloyds TSB.

Description

The property comprises a ground floor retail unit with ancillary mezzanine and first floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/ Ancillary	539.40 sq m (5,806 sq ft)	BRITISH HEART FOUNDATION	10 years from 18/05/2010 on a full repairing and insuring lease	£50,000	18/05/2015 (17/05/2020)
Mezzanine	Ancillary	29.90 sq m (322 sq ft)	(1)			
First	Ancillary	493.40 sq m (5,311 sq ft)				
Totals		1,062.70 sq m (11,439 sq ft)			£50,000	

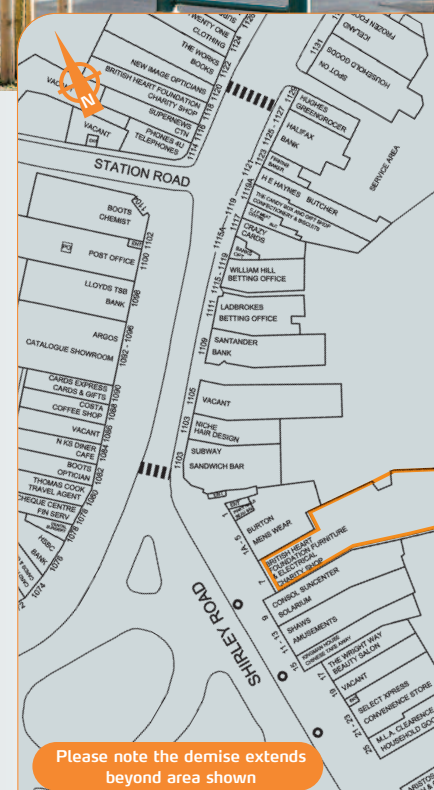
(1) British Heart Foundation is a leading UK registered charity established in 1961 that currently operate over 700 retail outlets nationwide. (Source: www.bhf.org.uk 25/02/2015)

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Please note the demise extends beyond area shown

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