

# 173-177 High Street Erdington, Birmingham B23 6SY

lot 46

## Prominent Retail Investment

- Let to Kruidvat Real Estate UK Limited (guaranteed by Superdrug Stores plc)
- Prominent double fronted position on High Street
- Nearby occupiers include New Look, Holland & Barrett and Nationwide

Rent  
£50,000  
pa.x.  
(gross)  
£43,900  
pa.x. (net)



On behalf of



## Location

Miles: 5 miles north-east of Birmingham City Centre  
Roads: A38, A452, M6  
Rail: Erdington Railway Station  
Air: Birmingham City Airport

## Situation

Erdington is one of Birmingham's residential and retail suburbs located some 2 miles north of the M6 and 5 miles north-east of Birmingham City Centre. The property is situated in a prominent position on High Street near to its junction with Church Road and close to the Central Square Shopping Centre. Nearby occupiers include New Look, Holland & Barrett, Iceland and Nationwide.

## Description

The property comprises a double fronted ground floor accommodation unit with ancillary accommodation on the first floor. The property benefits from a service road to the side and rear car parking for approximately 16 cars.

## Tenure

Long Leasehold. Held for a term of 125 years from 25th December 1983 at a current rent reserved of £6,100 per annum exclusive. The rent is reviewed every 5 years to 10% of Rack Rental Value. The next rent review is on 25th December 2018.

## VAT

VAT is not applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	280.80 sq m	<b>KRUIDVAT REAL ESTATE UK LIMITED (guaranteed by Superdrug Stores PLC) (1)</b>	10 years from 17/06/2010 on a full repairing and insuring lease (2)	£50,000	16/06/2020
First	Ancillary	(3,023 sq ft) 68.30 sq m (735 sq ft)				
<b>Totals</b>		<b>349.10 sq m (3,758 sq ft)</b>			<b>£50,000</b>	

- (1) Kruidvat Real Estate UK Limited is a subsidiary of Hutchinson Whampoa Limited. With global services in Telecommunications, Infrastructure and Energy and Retail, Hutchinson Whampoa Limited owns many large brands such as Superdrug Stores PLC.  
(2) The tenant occupies the property by virtue of a lease for a term of 5 years from 17th June 2010 until 16th June 2015 and a reversionary lease for a term of 5 years from 17th June 2015 until 16th June 2020.

## For further details please contact:

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## Associate Auctioneers:

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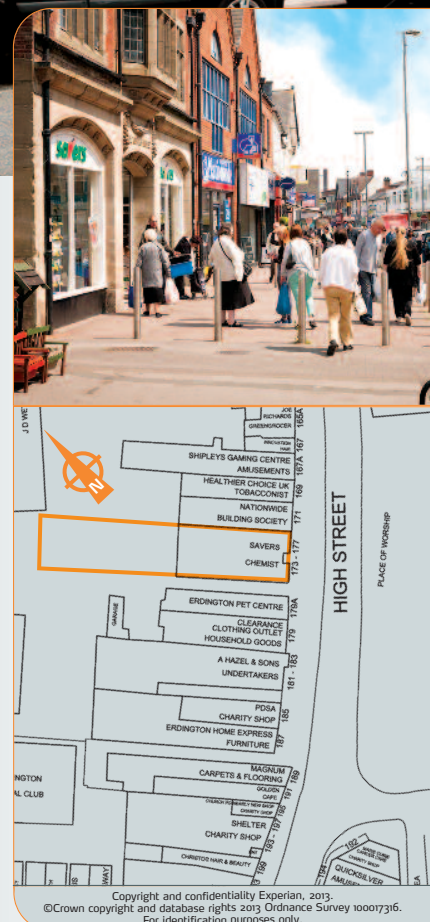
## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: **www.acuitus.co.uk** for further details



## Seller's Solicitors:

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