lot 44

1146 Warwick Road
Acocks Green, Birmingham, West Midlands B27 6BL

Freehold Retail Parade and Residential Investment

- 5 retail units with 10 flats above
- Tenants include Poundstretcher Limited, JD Wetherspoons Plc, Kenmare Estates Limited (t/a Cooperative Travel)
- Opposite Sainsbury’s Supermarket and Car Park for over 200 cars
- Nearby occupiers include NatWest, Lloyds Pharmacy, KFC, Dorothy Perkins and Superdrug

On behalf of Central Midlands Estates Ltd
Established in 1981, Poundstretcher is the UK's leading variety discount retailer for quality food, toiletries, garden essentials and homeware brands with over 400 stores nationwide.

For the year ending 28th September 2014, Done Brothers (Cash Betting) Limited reported a turnover of £417,111,000, pre-tax profits of £13,967,000 and a total net worth of £200,330,000.

The lease to Poundstretcher Limited provides an option to determine on 23/03/2017.

For the year ending 27th July 2014, JD Wetherspoon Plc reported a turnover of £1,409,333,000, pre-tax profits of £78,365,000 and a total net worth of £23,000.

The lease to JD Wetherspoon Plc provides an option to determine on 30/10/2023.

Co-operative Travel is part of The Midcounties Co-operative - an innovative Co-operative Society formed in 1844.

The tenant is holding over.

The rental income is equivalent to 50% of any takings. This amount varies annually but for the year 2014/2015 was £7,500.00.

The rental income for the residential flats has been annualised. Please refer to the legal pack for a full breakdown of rents and lease terms.

For further details please contact:

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www.acuitus.co.uk

The Special Conditions of Sale and a legal package are available online at www.acuitus.co.uk

Tenancy and accommodation

<table>
<thead>
<tr>
<th>Unit Floor</th>
<th>Use</th>
<th>Floor Areas (Approx)</th>
<th>Tenant</th>
<th>Term</th>
<th>Rent p.a.x.</th>
<th>Review/ Reversion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Basement</td>
<td>Retail/Ancillary</td>
<td>55.20 sq m</td>
<td>POUNDSTRETCHER LIMITED (1)</td>
<td>10 years from 24/03/2012 until 23/03/2022 (2)</td>
<td>£7,500.00</td>
<td>24/03/2017</td>
</tr>
<tr>
<td>VA Ground Retail</td>
<td>97.20 sq m</td>
<td>DONE BROTHERS (CASH BETTING) LIMITED (3)</td>
<td>15 years from 07/10/2002 until 06/10/2017</td>
<td>£23,000.00</td>
<td>07/10/2012</td>
<td></td>
</tr>
<tr>
<td>2 Ground Public House</td>
<td>Not Measured</td>
<td>J D WETHERSPOONs PLC (4) (t/a Spread Eagle Public House)</td>
<td>50 years from 30/10/1998 until 29/10/2048 (5)</td>
<td>£166,500.00</td>
<td>30/10/2048 and 5 yearly</td>
<td></td>
</tr>
<tr>
<td>3 Ground Retail</td>
<td>98.10 sq m</td>
<td>KERMARE ESTATES LIMITED (t/a Cooperative Travel) (6)</td>
<td>15 years from 04/10/2011 (7)</td>
<td>£22,000.00</td>
<td>03/10/2020</td>
<td></td>
</tr>
<tr>
<td>4 Ground Retail</td>
<td>98.10 sq m</td>
<td>INDIVIDUAL (t/a Motorist Discount Centre)</td>
<td>15 years from 04/10/1998 until 03/10/2014 (8)</td>
<td>£17,500.00</td>
<td>03/10/2019</td>
<td></td>
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<tr>
<td>Ground Storage</td>
<td>Not Measured</td>
<td>INDIVIDUAL</td>
<td>1 year from 01/10/998</td>
<td>£12,500.00</td>
<td>01/10/1999 (8)</td>
<td></td>
</tr>
<tr>
<td>Ground Public House - Storage</td>
<td>Not Measured</td>
<td>J D WETHERSPOONs PLC (4)</td>
<td>Approx 47 years 8 months from 23/04/2006 until 29/10/2048</td>
<td>£164,500.00</td>
<td>29/10/2048 and yearly</td>
<td></td>
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<tr>
<td>Ground Car Parking</td>
<td>Not Measured</td>
<td>EXCEL PARKING SERVICES LIMITED</td>
<td>Rolling Annual Management Agreement from 14/10/2006</td>
<td>£50.00 (g)</td>
<td>(8)</td>
<td></td>
</tr>
<tr>
<td>First/Second Residential (h)</td>
<td>Not Measured</td>
<td>INDIVIDUALS</td>
<td>8 Separate Assured Shorthold Tenancies</td>
<td>£4,195.00 (Various)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>First/Second Residential (h)</td>
<td>Not Measured</td>
<td>INDIVIDUALS</td>
<td>2 x Regulated Tenancies</td>
<td>£8,086.00 (Various)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Totals 932.20 sq m (10,034 sq ft) £252,119 with additional income from car park (g)

(1) Established in 1981, Poundstretcher is the UK’s leading variety discount retailer for quality food, toiletries, garden essentials and home-ware brands with over 400 stores nationwide.

(2) The lease to Poundstretcher Limited provides an option to determine on 23/03/2017.

(3) For the year ending 28th September 2014, Done Brothers (Cash Betting) Limited reported a turnover of £417,111,000, pre-tax profits of £13,967,000 and a total net worth of £200,330,000. (Source: Experian Group 11/09/2015)

(4) For the year ending 27th July 2014, JD Wetherspoon Plc reported a turnover of £1,409,333,000, pre-tax profits of £78,365,000 and a total net worth of £23,000. (Source: Experian Group 11/09/2015)

(5) The lease to JD Wetherspoon Plc provides an option to determine on 30/10/2023.

(6) Co-operative Travel is part of The Midcounties Co-operative - an innovative Co-operative Society formed in 1844. (Source: www.cooptravel.co.uk 22/09/2015)

(7) The lease to Kenmare Estates Limited provides an option to determine on 04/10/2012.

(8) The tenant is holding over.

(9) The rental income is equivalent to 50% of any takings. This amount varies annually but for the year 2014/2015 was £7,500.00.

(10) The rental income for the residential flats has been annualised. Please refer to the legal pack for a full breakdown of rents and lease terms.

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