

lot 14

1 Chatham Road
Northfield, Birmingham B31 2PD

Rent
£186,956.05
per annum
exclusive

Freehold Retail Investment

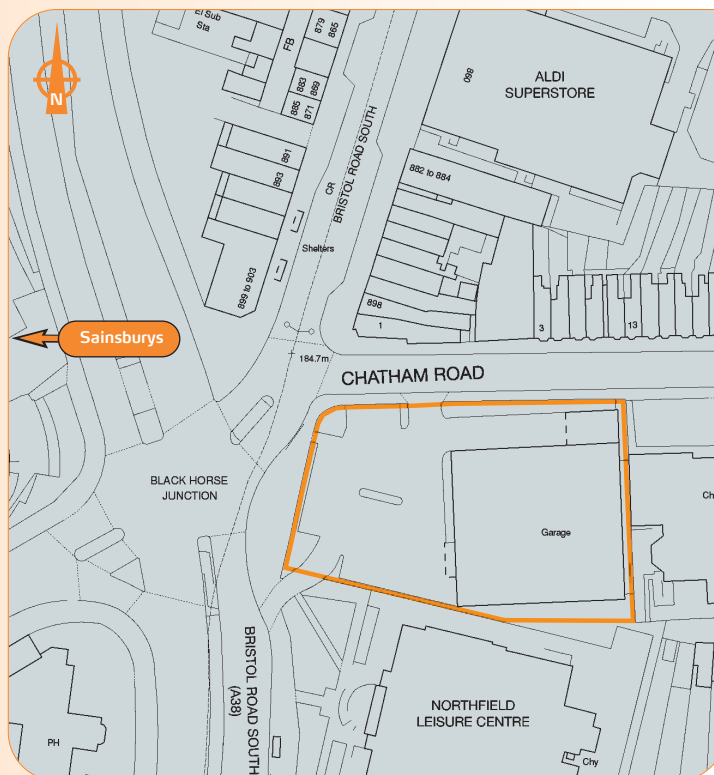
- Let to Kwik-Fit Properties Ltd (guaranteed by Kwik-Fit Holdings Ltd) until December 2030
- Currently divided into two units trading as United Carpets and Just For Pets
- Prominent corner location fronting the busy

- Bristol Road South (A38)
- Nearby occupiers include Sainsbury's Superstore, Aldi, The Money Shop, William Hill and KFC
- On-site parking for approximately 34 cars



On behalf of
Joint LPA Receivers





lot 14

Rent
£186,956.05
per annum
exclusive

Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.



Location

Miles: 6 miles south-west of Birmingham, 19 miles north-east of Worcester and 22 miles west of Coventry
 Roads: A38, M5 (Junction 4), M42
 Rail: Northfield (18 minutes to Birmingham New Street)
 Air: Birmingham International Airport

Situation

The property is located in one of Birmingham's largest suburbs, 6 miles south-west of the City Centre. The property is situated in a prominent corner location on Chatham Road at its junction with the busy Bristol Road South (A38). The property is located adjacent to Northfield Leisure Centre and opposite Sainsburys Superstore, with other nearby occupiers including Aldi, William Hill, The Money Shop and KFC.

Description

The property comprises a standalone building currently arranged as two retail units. The property benefits from on-site parking for approximately 34 cars.

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.	Reviews/ (Reversion)
Ground	Retail	1,192 sq m (12,839 sq ft)	KWIK-FIT PROPERTIES LTD (1) (2) GUARANTEED BY KWIK-FIT HOLDINGS LTD	30 years from 28/12/2000 on a full repairing and insuring lease	£186,956.05	28/12/2020 and 28/12/2025 (27/12/2030)
First	Ancillary	113 sq m (1,218 sq ft)				
Totals		1,305 sq m (14,057 sq ft)			£186,956.05	

(1) Kwik-Fit are experts in automotive repair including tyres, MOT testing, car servicing, exhausts, brakes, and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 centres. (Source: www.kwik-fit.com)

(2) The tenant has sublet the property.

For further details please contact:

Gwen Thomas
 Tel: +44 (0)20 7034 4857.
 Email: gwen.thomas@acutus.co.uk
Georgina Roberts
 Tel: +44 (0)20 7034 4863.
 Email: georgina.roberts@acutus.co.uk
www.acutus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
 Contact: Greg Rigby.
 Tel: +44 (0)207 320 3968.
 Email: greg.rigby@dentons.com
 See: www.acutus.co.uk for further details



Seller's Solicitors:

DLA Piper
 Victoria Square House, Victoria Square,
 Birmingham B2 4DL
 Tel: +44 (0)121 262 5648
 Email: charlotte.duce@dlapiper.com
 Ref: Charlotte Duce.