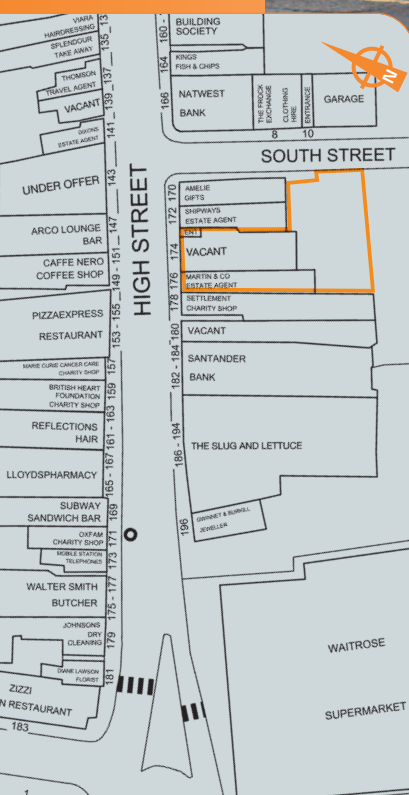


lot 63**174/176 High Street and 1A South Street
Harborne, Birmingham B17 9PP****Rent
£86,000
per annum
exclusive****Freehold Retail, Office and Dance
Studio Investment**

- Entirely let to Coral Estates Ltd
- High Street location just 1 mile from the University of Birmingham

- Nearby occupiers include Caffè Nero, Pizza Express, Waitrose, Subway and Lloyds Pharmacy
- Car Park at Rear

**On Behalf of
Joint LPA Receivers****Location**

Miles: 4 miles south-west of Birmingham, 7 miles south-east of Dudley and 23 miles north-east of Worcester
 Roads: A4040, A38, M5 (Junction 3)
 Rail: University (Birmingham) Rail
 Air: Birmingham International Airport

Situation

The property is situated in the popular area of Harborne, 4 miles south-west of Birmingham city centre and 1 mile north-west of The University of Birmingham. The property sits on the southern side of the High Street at its junction with South Street. Nearby occupiers include Caffè Nero, Pizza Express, Waitrose, Subway and Lloyds Pharmacy.

Description

The property comprises two ground floor retail units with a first and second floor dance studio and separate first floor office accommodation. The property benefits from a car park to the rear for approximately 10 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

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
174	Ground	Retail/Ancillary	74.90 sq m	(807 sq ft)	CORAL ESTATES LTD (1) (2)	25 years from 24/06/1992 on a full repairing and insuring lease	£86,000	23/06/2017
176	Ground	Retail/Ancillary	107.7 sq m	(1,160 sq ft)				
	First	Office	115.70 sq m	(1,245 sq ft)				
	First	Dance Studio	75.30 sq m	(810 sq ft)				
	Second	Dance Studio	42.20 sq m	(454 sq ft)				
Totals			415.80 sq m	(4,476 sq ft)			£86,000	

- (1) For the year ending 27th September 2014, Coral Estates Ltd reported a turnover of £22,156,000, pre-tax profits of £529,000 and a total net worth of £22,296,000. (Source: Experian Group 17/12/2015)
 (2) The tenant has sublet 176 High Street and the dance studio accommodation. 174 High Street and the first floor office accommodation are currently unoccupied.

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Buyer's Legal Report Service

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 Tel: +44 (0)207 320 3968.
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 See: **www.acuitus.co.uk** for further details

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