

lot 47

Bartholomew House, 142-144 Hagley Road Edgbaston, Birmingham, West Midlands B16 9PA

Gross Rent
£200,000
per annum
exclusive

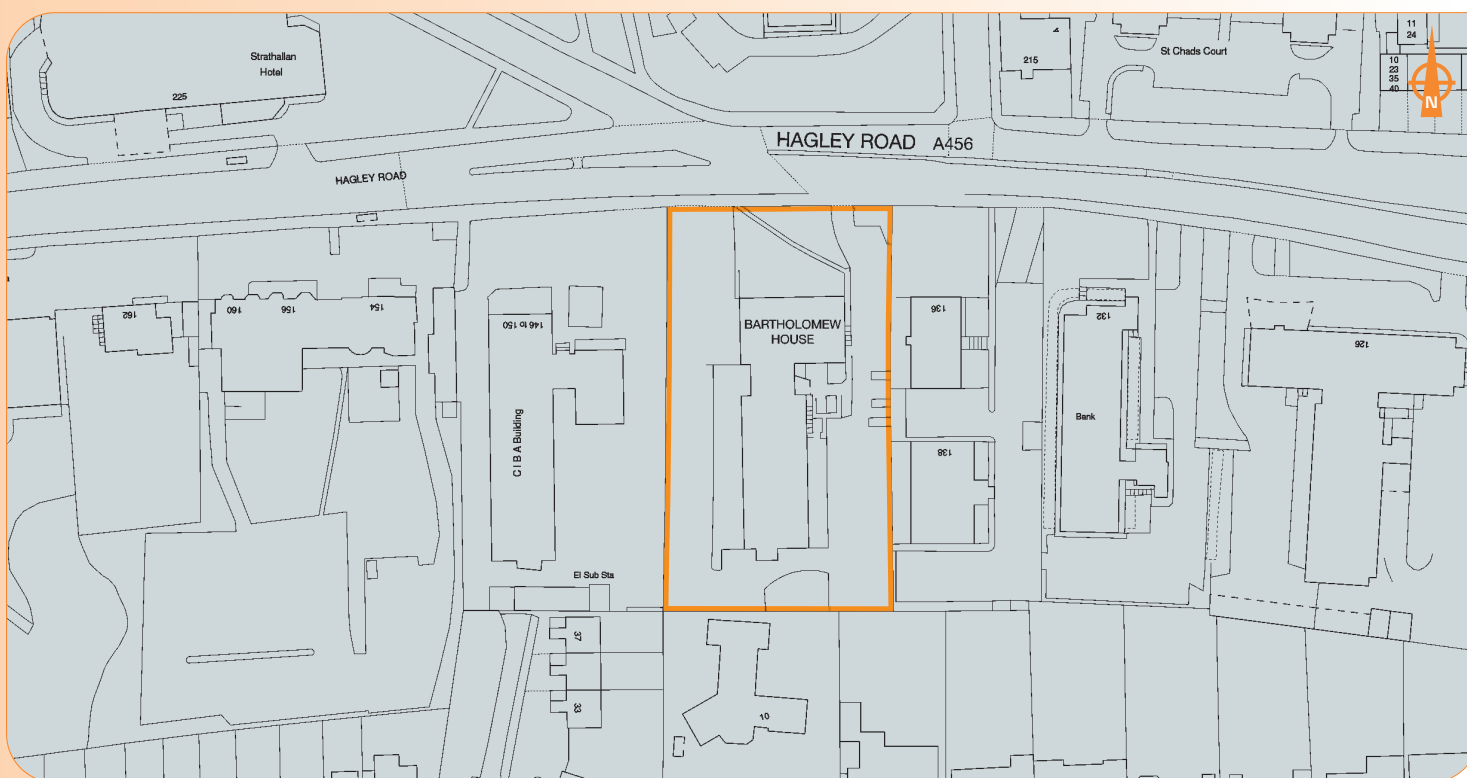
Prominent Office Investment

- Entirely let to NHS Property Services Limited
- Tenant in occupation for over 50 years
- 2016 tenant break option not exercised
- Approximately 24,204 sq ft with 90 car parking spaces
- Highly sought after business location – nearby occupiers include Birmingham City Council and NSPCC
- In the same ownership for over 25 years



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per annum
exclusive



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Location

Miles: 1 mile west of Birmingham city centre
 Roads: A38 (Aston Expressway), M5, M6, M42
 Rail: Five Ways Railway Station, Birmingham New Street & Snow Hill Railway Stations
 Air: Birmingham International Airport

Situation

The property occupies a prominent position on the south side of Hagley Road (A456), opposite its junction with Portland Road, approximately 1 mile west of Birmingham city centre. Hagley Road is a sought after business location, housing occupiers including Zurich Insurance, Royal College of Nursing, Thistle Hotel, Birmingham Marriott Hotel, The Italian Consulate, Ask Italian and TGI Friday's.

Description

The property comprises an office building arranged over four floors with car parking for approximately 90 cars. The property occupies a large site of about 0.49 hectares (1.21 acres).

Tenure

Long Leasehold. Held for a term of 98 years from 29th September 1961 at a fixed rent of £500 per annum exclusive.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Reception/Office	753.52 sq m (8,111 sq ft)	NHS PROPERTY SERVICES LIMITED (1)	5 years from 25/12/2014 (2) on a full repairing and insuring lease	£200,000	(24/12/2019)
Basement	Ancillary	8.82 sq m (95 sq ft)				
First	Office	743.14 sq m (7,999 sq ft)				
Second	Office	743.14 sq m (7,999 sq ft)				
Totals		2,248.55 sq m (24,204 sq ft)			£200,000	

(1) For the year ending 31st March 2015, NHS Property Services Limited reported a turnover of £745,942,000, pre-tax profits of £-479,173,000 and a total net worth of £3,024,096,000 (Source: Experian Group 19/02/2015). We understand that the property is occupied by Birmingham Cross City Clinical Commissioning Group, who have the fourth largest population of all Clinical Commissioning Groups in England and have 100 member practices and Birmingham South Central Clinical Commissioning Group. (Source: www.bhamcrosscityccg.nhs.uk)

(2) The lease is contracted outside the provisions of the Landlord and Tenant Act 1954.

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 See: www.acutus.co.uk for further details

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