

878 Washwood Heath Road, Ward End,
Birmingham, West Midlands B8 2NB
Freehold Retail Investment

Lot 10

£27,049 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
878 878A	Ground First	Betting Shop Residential	136 sq m One Bedroom Flat	1,463 sq ft	DONE BROTHERS (CASH BETTING) LIMITED (1) (2)	15 years from 24/06/2009 until 23/06/2024 on a full repairing and insuring lease	£27,049	24/06/2019
Total Commercial Area			136 sq m	1,463 sq ft	£27,049			

- (1) For the year ending 26 September 2015, Done Brothers (Cash Betting) Limited reported a turnover of £320,065,000, pre-tax profits of £29,293,000 and a total net worth of £23,115,000 (Source: Experian Group 20/02/2017).
- (2) The lease has been assigned from Coral Estates Limited. Coral Estates Limited, guaranteed by Coral Racing Limited, remain liable by way of an Authorised Guarantee Agreement. For the year ending 26 September 2015, Coral Estates Limited reported a turnover of £20,311,000, pre-tax profits of £2,496,000 and a total net worth of £25,719,000 (Source: Experian Group 20/02/2017).

Key Details

- Let to Done Brothers (Cash Betting) Limited until 2024 (no breaks)
- Popular Birmingham suburb
- Close proximity to The Fox & Goose Shopping Centre
- Nearby occupiers include Subway, Barclays and Paddy Power

On Behalf of a Major Fund Manager

Location

Miles: 4 miles north-east of Birmingham
Roads: M6 (Junction 5), A38 (M)
Rail: Stechford Rail
Air: Birmingham International Airport

Situation

Ward End is a popular Birmingham suburb some 4 miles north-east of Birmingham City Centre. The property is prominently situated on Washwood Heath Road, at its junction with Mickleover Road. The property is located within close proximity to The Fox & Goose Shopping Centre, which houses occupiers including Iceland, Greggs, Card Factory and Lloyds Chemist. Other nearby occupiers include Subway, Barclays and Paddy Power.

Description

The property comprises a ground floor betting shop with a self-contained one bedroom flat at first floor. The property benefits from a yard to the rear with car parking for approximately 3 cars.

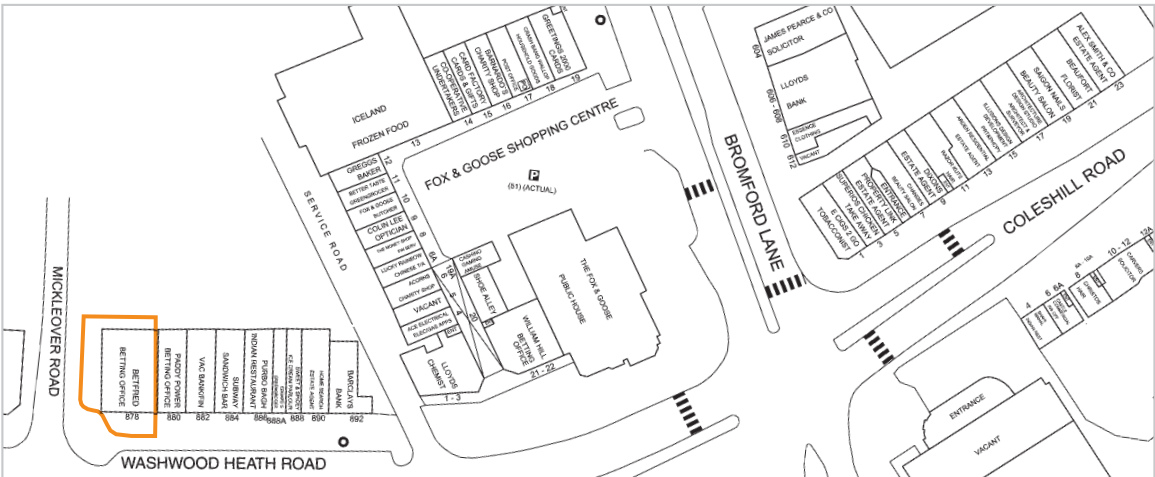
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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