Lot 41

117-119 High Street, Erdington, Birmingham, West Midlands B23 6SA

Freehold Retail Investment







- · Let to GR and MM Blackledge Plc t/a Graham's/Bodycare until 2025
- · Prominent double fronted position on the High
- · Neighbouring tenants include Poundland, New Look, Nationwide, Holland & Barrett and Co-op

Location

Miles: 5 miles north-east of Birmingham City Centre

Roads: A38, A452, M6 Rail: Erdington Railway Station Birmingham City Airport Air:

Erdington is one of Birmingham's popular residential and retail suburbs, located some 2 miles north of the M6 and 5 miles north-east of Birmingham City Centre. The property is situated in a prominent position on the north side of High Street, directly opposite the entrance to the Central Square Shopping Centre. Neighbouring tenants include Poundland, New Look, Nationwide, Holland & Barrett and

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from a service yard to the rear with parking for two

Tenure

Freehold.

VAT

68

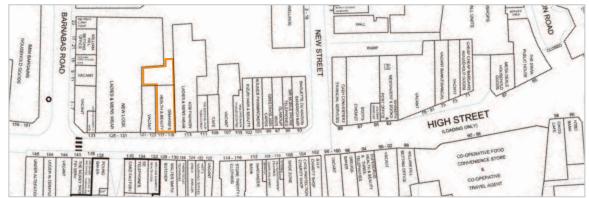
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Retail Ancillary	212.54 sq m 98.05 sq m	(2,288 sq ft) (1,055 sq ft)	GR AND MM BLACKLEDGE PLC t/a Graham's/ Bodycare (1)	10 years from 05/01/2015 on a full repairing and insuring lease	£65,000	05/01/2020 (04/01/2025)
Roof	Air-conditioning units			NEW LOOK RETAILERS LTD (2)	Licence for a term from 27/09/2016 until 30/08/2024	£3,000	
Totals		310.59 sq m	(3,343 sq ft)			£68,000	

- (1) For the year ending 31th December 2016, GR and MM Blackledge Plc reported a turnover of £134,068,588, a pre-tax profit of £4,021,439 and a net worth of £27,688,021 (Source: Experian Group).
- (2) New Look Retailers Limited operate from a retail outlet at 125-131 High Street. The air conditioning units that service 125-131 are situated on the flat roof 117-119 High Street under a grant of a licence. For the year ending 25th March 2017, New Look Retailers Limited reported a turnover of £1,324,195,000, a pre-tax profit of £84,987,000 and a net worth of £361,242,000 (Source: Experian



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