

321-325 Fox Hollies Road, Acocks Green, Birmingham, West Midlands B27 7PS

Retail Investment in Busy Suburb Location

Lot 50

£18,198 p.a.x (gross)
£17,998 p.a.x (net)



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. (gross)	Review/ (Reversion)
321-323	Ground	Retail	76.9 sq m (827 sq ft)	INDIVIDUAL t/a Booze Burst Convenience Store	20 years from 28/11/2012 (1)	£12,000	28/11/2017 and five yearly (27/11/2032)
325	Ground	Retail	33.8 sq m (363 sq ft)	INDIVIDUAL t/a Blood & Armour Tattoo Studio	5 years from 25/03/2016 (2)	£6,198	25/03/2019 (24/03/2021)
Total			110.7 sq m (1,190 sq ft)			£18,198	

(1) The lease provides an option to determine on 28/11/2020 and 28/11/2023. An option to determine on 28/11/2017 was NOT exercised and the notice period has now passed.
(2) The lease provides an option to determine on 25/03/2019.

Key Details

- Located within busy Birmingham suburb
- Two retail units which form part of a larger retail/residential development
- Unit 321-323 let until 2032 (subject to options – 2017 break option not exercised)
- Nearby occupiers include Greggs, William Hill and a number of local occupiers

On Behalf of a Major Fund Manager

Location

Miles: 4 miles south of Birmingham city centre
5 miles north-west of Solihull
15 miles west of Coventry
Roads: A41, A34, A38, M6 (Junction 6), M42 (Junction 5)
Rail: Spring Road Rail (9 mins to Birmingham Snow Hill)
Air: Birmingham International Airport

Situation

Acocks Green is a suburb located approximately 5 miles south-east of Birmingham city centre. The property is situated in a prominent location on Fox Hollies Road (A4040), which provides direct access to the A41 and A34, the main arterial routes from the M42 Motorway to Birmingham City Centre. The property is located within a predominantly residential area, forming part of a local retail parade. Nearby occupiers include Greggs and William Hill, with Spring Road Rail within a short walk providing direct services to Birmingham Snow Hill in 9 minutes.

Description

The property comprises two ground floor shops one of which is a double fronted shop. The shops trade as a tattooist and a convenience store and form part of a larger retail/residential development, the remainder of which is not included in the sale.

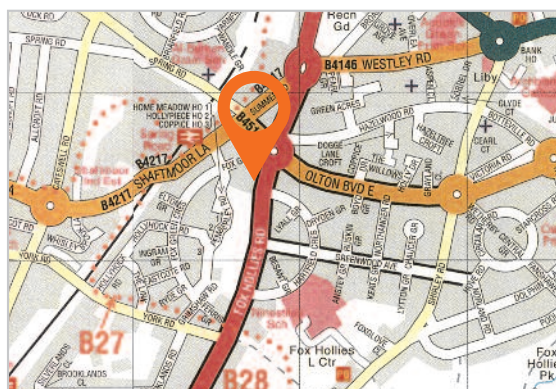
Tenure

Virtual Freehold. Held from Larch Associates Limited on two leasehold titles for a term of 999 years from 01/01/2006 until 31/12/3004 at a rent of £100 p.a. each.

VAT

VAT is not applicable to this lot.

Six Week Completion



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