

Lot 32

£11,500 per annum
(with outstanding rent
review from September
2017)

1269 Bristol Road South, Northfield, Birmingham, West Midlands B31 2SP

Freehold Retail and Residential Investment



Key Details

- Entirely let to William Hill Organization Limited
- Includes self-contained two/three bedroom duplex on first and second floors
- Important Rent Review outstanding with notice recently served at £21,500 per annum
- Tenant break option not exercised in 2017
- Established retail parade in popular Birmingham suburb
- VAT-free Investment

Location

Miles: 6 miles south-west of Birmingham
19 miles north-east of Worcester
Roads: A38, M5 (Junction 4), M42
Rail: Northfield (18 minutes to Birmingham New Street)
Air: Birmingham International Airport

Situation

The property is located in one of Birmingham's largest suburbs, 6 miles south-west of the City Centre. The property is situated on the western side of Bristol Road South, a principal arterial route connecting Birmingham with the M5 motorway. The property is located in an established retail parade along with a number of independent retailers, with other nearby occupiers including One Stop convenience store. Longbridge Railway Station is a short walk away.

Description

The property comprises a ground floor shop with a self-contained two/three bedroom duplex arranged on the first and second floors.

Tenure

Freehold.

VAT

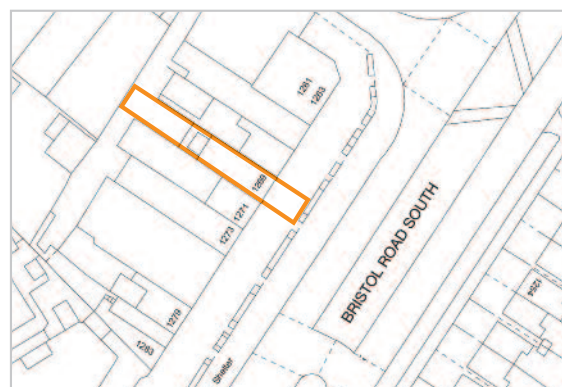
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)	
Ground First/Second	Retail/Ancillary Two/Three Bedroom Flat with kitchen, living room and bathroom	95.13 sq m -	(1,024 sq ft) -	WILLIAM HILL ORGANIZATION LIMITED (1)	15 years from 29/09/2007 on a full repairing and insuring lease	£11,500 (2)	29/09/2017 (2) (28/09/2022)
Total Commercial Area		95.13 sq m	(1,024 sq ft)		£11,500 (2)		

- (1) For the year ending 27th December 2016, William Hill Organization Limited reported a turnover of £879,000,000, pre-tax profits of £223,500,000 and net assets of £134,300,000 (Source: Experian Group 24/04/2018). The tenant sublets the residential accommodation above.
- (2) Notice has recently been served proposing a revised rent of £21,500 per annum.



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