

Lots 11-18

Total current passing rent of £97,33 p.a.x until 2020/2021
Total sum of rateable values: £277,900

10 - 38 Birmingham Road, Sutton Coldfield, West Midlands B72 1QG (cont. overleaf)

A Parade of Eight Freehold Ground Rent Investments with Valuable Reversions in 2020 and 2021



Lots 11-18

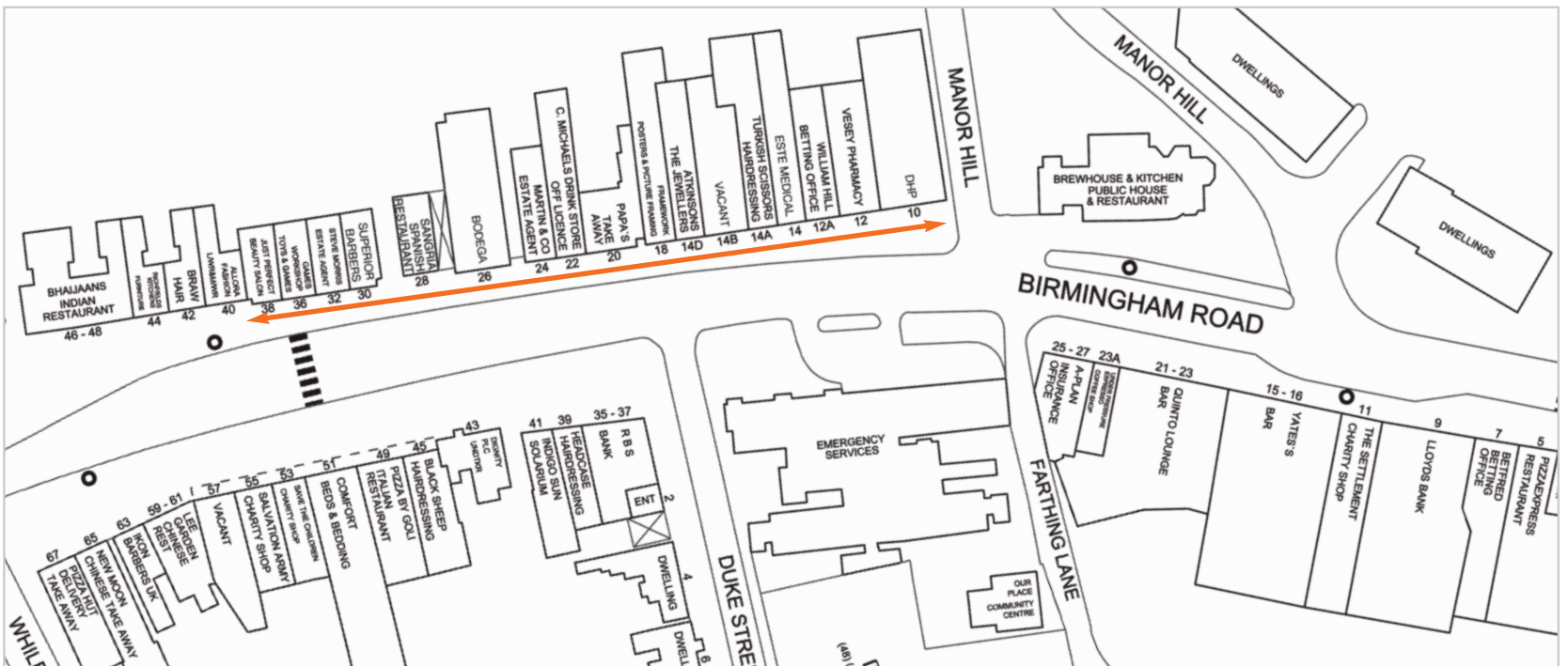
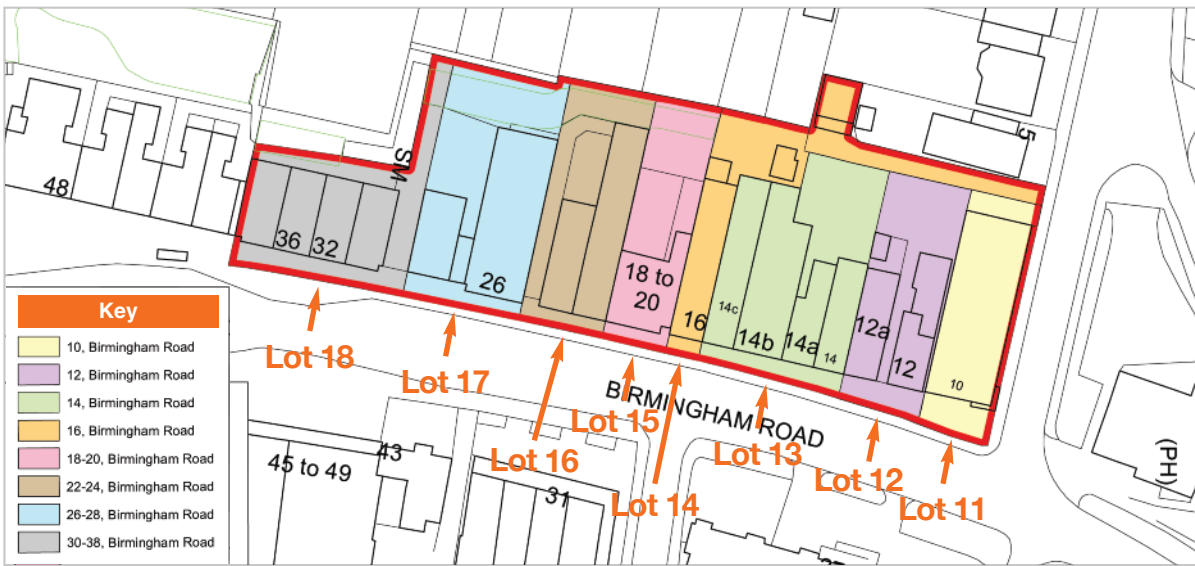
Tenancy details overleaf

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Key Details

- Retail parade comprising 16 retail units, some with upper parts
- To be offered as eight separate lots
- Development potential (subject to consents)
- Valuable Reversions to be realised in 2020 and 2021
- Current occupiers include Games Workshop, Martin & Co and William Hill
- Prominent town centre position

On behalf of a Cambridge College



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Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Associate Auctioneer

BIDWELLS

Seller's Solicitors: Ashtons Legal
Magnus McManus
+44 (0)1223 431086
magnus.mcmanus@ashtonslegal.co.uk

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Location

Miles: 7 miles north-east of Birmingham
Roads: A452, M1, M6
Rail: Sutton Coldfield
Air: Birmingham International

Situation

Sutton Coldfield is an affluent suburb some 7 miles north-east of Birmingham city centre. The property occupies a prominent position on Birmingham Road (A5127), the main arterial route between Sutton Coldfield town centre and the A38(M) and M6 Motorway. The property is located less than five minutes' walk south of the Gracechurch Shopping Centre. Other nearby occupiers including Lloyds Bank, Oxfam, Pizza Express, Nando's, Slug & Lettuce and Empire Cinema. Sutton Cottage Hospital is also located opposite.

Description

Lots 11-18 form part of a popular retail parade, currently arranged as 16 retail units. Accommodation varies from ground floor only, to ground, first and second floors which are outlined in the tenancy and accommodation schedule. Unit 12a benefits from self-contained office accommodation at first floor level. Unit 26a contains a first floor three bedroom self-contained residential flat.

Tenure

Freehold.

VAT

VAT is not applicable to these lots.

Six Week Completion

Tenancy and accommodation

Lot and Unit No	Floor	Use	Floor Areas (Approx)		Tenant	Current occupier trading as	Term	Rent p.a.x.	Rateable Value (3)
Lot 11 – No 10	Ground & First	Retail & Ancillary	288.32 sq m (1)	(3,104 sq ft)	BHP WHOLESALE LIMITED (2)	DHP Construction Showroom	120 years expiring 24/03/2021	£4.20	£41,750
Lot 12 – No 12	Ground & First	Retail & Ancillary	134.26 sq m	(1,443 sq ft)	L ROWLAND & COMPANY (RETAIL) LTD (2)	Vesey Pharmacy	120 years expiring 24/03/2021	£3.10	£13,250
No 12a	Ground	Retail & Ancillary	60.12 sq m	(648 sq ft)		William Hill			£11,750
	First (self-contained)	Office	57.8 sq m	(622 sq ft)		Vesey Accountants			£6,300
Lot 13 – No 14	Ground	Retail	70.4 sq m	(757 sq ft)	KEENCLOUD LIMITED (2)	Este Medical Group Laser Clinic	120 years expiring 24/03/2021	£7.08	£13,000
No 14a	Ground & First	Retail & Ancillary	84.45 sq m	(909 sq ft)		Turkish Scissors			£9,300
No 14b/c	Ground & First	Retail & Ancillary	326.56 sq m	(3,514 sq ft)		Vacant			£25,000
No 14d	Ground, First & Second	Retail & Ancillary	101.23 sq m	(1,089 sq ft)		Atkinson Jewellers			£17,000
Lot 14 – No 16	Ground	Retail & Ancillary	116.53 sq m	(1,255 sq ft)	FWK LIMITED (2)	Gallery Framework	99 years expiring 24/03/2020	£16.00	£8,800
Lot 15 – No 18-20	Ground & First	Retail & Ancillary	125.92 sq m	(1,355 sq ft)	INDIVIDUAL (2)	Papa's Kebabs	99 years expiring 18/03/2021	£10.10	£14,750
Lot 16 – No 22	Ground, First & Second	Retail & Ancillary	152.54 sq m	(1,641 sq ft)	DARVIST PROPERTY C LTD (2)	Michael's Drinks Store	99 years expiring 18/03/2021	£10.60	£13,750
No 24	Ground, First & Second	Retail & Ancillary	118.10 sq m	(1,272 sq ft)		Martin & Co			£14,500
Lot 17 – No 26	Ground	Retail & Ancillary	203.09 sq m	(2,186 sq ft)	ROMAR INVESTMENTS LTD (2)	Bodega Cantina	99 years expiring 18/03/2021	£18.25	£27,250
No 26a	First	Residential	83.03 sq m	(894 sq ft)					–
No 28	Ground & First	Retail & Ancillary	133.02 sq m (GIA)	(1,432 sq ft) (GIA)		Sangria Spanish Restaurant			£12,000
Lot 18 – No 30	Ground	Retail & Ancillary	60.60 sq m	(652 sq ft)	SHEPLEY PROPERTIES LTD (2)	Superior Barbers	99 years expiring 18/03/2021	£21.38	£11,500
No 32-34	Ground & Basement	Retail & Ancillary	74.59 sq m	(153 sq ft)		Steve Morris & Son			£12,500
No 36	Ground	Retail & Ancillary	66.53 sq m	(716 sq ft)		Games Workshop			£12,500
No 38	Ground	Retail & Ancillary	60.58 sq m	(653 sq ft)	INDIVIDUAL (2)	Just Perfect Nails	99 years expiring 18/03/2021	£6.62	£13,000
Total			2,257.55 sq m	(24,295 sq ft)				£97.33	£277,900

(1) A measured survey with a breakdown of the areas is available to view in the legal pack for all properties, save for unit 12a (first floor), 14 and 30.

(2) We understand the property has been sublet - information of these sublettings can be found in the legal pack.

(3) Source: www.tax.service.gov.uk

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