

# Lot 24

£20,000 per annum exclusive

## 179 Stratford Road (A34), Shirley, Solihull, West Midlands B90 3AU

Freehold Retail Investment



### Key Details

- Let to Horton and Storey Chartered Surveyors
- Busy and affluent Birmingham suburb
- Directly opposite Parkgate Shopping Centre with occupiers including Prezzo, JD Wetherspoon, Pizza Express, Superdrug, Asda and Ponden Home
- Other neighbouring occupiers include Nando's, Halifax, TUI, Costa Coffee, Scrivens Optician and Barclays Bank

### Location

**Miles:** 2 miles west of Solihull town centre  
5 miles south of Birmingham city centre  
13 miles east of Coventry  
15 miles north-west of Royal Leamington Spa  
15 miles north of Stratford-upon-Avon

**Roads:** A34, M42, M40, M6

**Rail:** Shirley Railway Station, Solihull Station

**Air:** Birmingham International Airport

### Situation

The property is prominently located on the eastern side of the busy Stratford Road (A34), directly opposite the entrance to the modern Parkgate Shopping Centre with major national multiple occupiers including Prezzo, Pizza Express, Superdrug, Asda and Ponden Home. Other neighbouring occupiers include Nando's, Halifax, TUI, Costa Coffee, Scrivens Optician and Barclays Bank.

### Description

The property comprises retail accommodation on the ground floor and ancillary accommodation on the first floor. The property benefits from a return frontage.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.

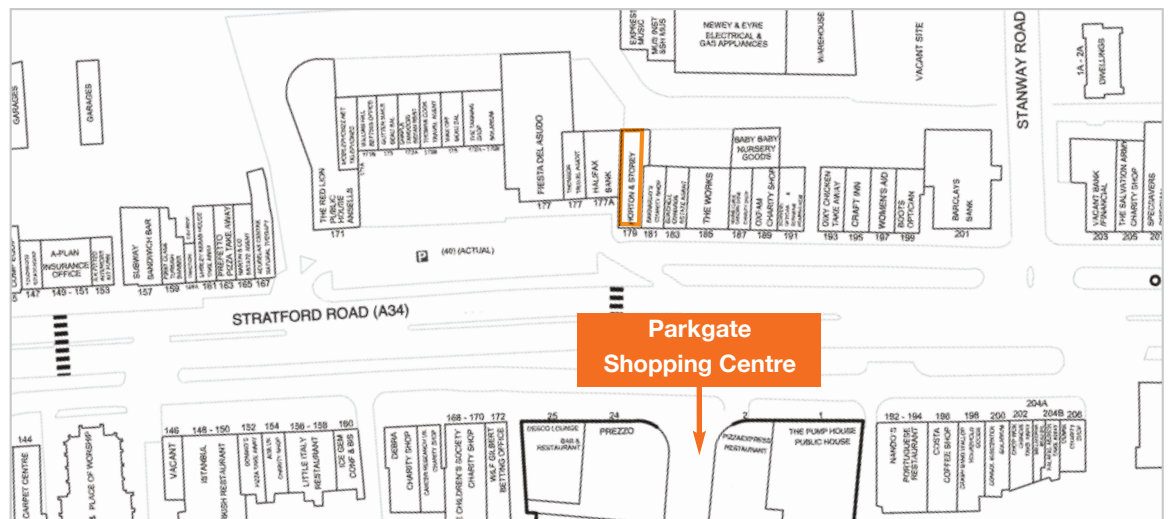
## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	41.70 sq m (449 sq ft)	INDIVIDUALS	5 years from 12th	£20,000	11/09/2022
First	Ancillary	14.60 sq m (157 sq ft)	t/a Horton and Storey Chartered Surveyors (1)	September 2017 on a full repairing and insuring lease		
<b>Total</b>		<b>56.30 sq m (606 sq ft)</b>			<b>£20,000</b>	

(1) Horton & Storey is regulated by the Royal Institution of Chartered Surveyors.

### Note

181 to 185 Stratford Road is being offered separately as Lot 48, 187 Stratford Road is being offered separately as Lot 45 and 189 Stratford Road is being offered separately as Lot 38.



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