

187 Stratford Road, Shirley, Solihull, West Midlands B90 3AU

Freehold Retail Investment

Lot 45

£27,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	75.20 sq m (809 sq ft)	MARIE CURIE	10 years from	£27,500	13/03/2023
First	Ancillary	27.00 sq m (291 sq ft)	CANCER CARE	13/03/2015 until 2025 on a full repairing and insuring lease (2)		(12/03/2025)
Total		102.20 sq m (1,100 sq ft)			£27,500	

(1) Marie Curie Cancer Care is a registered charity (207994) that supports people with terminal illnesses. For the year ending 31st March 2018, Marie Curie Cancer Care reported free reserves of £100,204,000 (Marie Curie annual report and accounts 2017 - 2018).
 (2) The lease provides for a tenant option to determine the lease on 13th March 2023.

Note

179 Stratford Road is being offered separately as Lot 24, 181 to 185 Stratford Road is being offered separately as Lot 48 and 189 Stratford Road is being offered separately as Lot 38

Key Details

- Let to Marie Curie Cancer Care until 2025 (subject to option)
- 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.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band B. See legal pack at acutus.co.uk.



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