

# Lot 48

£102,720 per annum  
exclusive

181 to 185 Stratford Road, Shirley,  
**Solihull, West Midlands B90 3AU**  
Freehold Retail Parade and Residential Investment



# Tenancy and accommodation

**Lot 48**

£102,720 per annum exclusive

### Key Details

- Tenants include The Works Stores Limited, Barnardo's and Connells
- 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 three ground floor retail units and 2 x two bedroom flats on the first floor. The flats are accessed from the rear of the property and benefit from two car parking spaces at the rear.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

### Note

179 Stratford Road is being offered as Lot 24.  
187 Stratford Road is being offered as Lot 45.  
189 Stratford Road is being offered as Lot 38.

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
181	Ground	Retail	76.64 sq m (825 sq ft)	BARNARDO'S (1)	5 years from 29th September 2013 – holding over (2)	£21,320	Holding over (2)
183	Ground	Retail	71.91 sq m (774 sq ft)	CONNELLS RESIDENTIAL t/a Burchell Edwards (3)	10 years from 3rd September 2012	£22,700	03/09/2017 (02/09/2022)
185	Ground	Retail	200.20 sq m (2,155 sq ft)	THE WORKS STORES LIMITED (4)	10 years from 10th May 2018 until 2028 (5)	£42,500	10/05/2023 (09/05/2028)
181 to 185 Flat 1a	First	2 bedroom flat	77.57 sq m (835 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy 1 year from 30/07/2018	£8,100	
181 to 185 Flat 1b	First	2 bedroom flat	77.57 sq m (835 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy 1 year from 13/07/2018	£8,100	
<b>Total</b>			<b>503.89 sq m (5,424 sq ft)</b>			<b>£102,720</b>	

- (1) Barnardo's is a registered children's charity (registered charity number 216250) that has been in existence for over 150 years. For the year ending 31st March 2017, Barnardo's reported tangible asset of £41,222,000 (Barnardo's annual report and account 2016 to 2017).
- (2) As to unit 181 let to Barnardo's, the Landlord has served a section 25 notice quoting a rent of £25,000 per annum exclusive.
- (3) For the year ending 31st December 2017, Connells Residential reported a turnover of £99,631,000, pre-tax profits of £10,807,000 and a total net worth of £11,009,000 (Experian 08/11/2018).
- (4) For the year ending 29th April 2018, The Works Stores Limited reported a turnover of £192,100,000, pre-tax profits of £7,537,000 and a total net worth of £29,273,000 (Experian 08/11/2018).
- (5) As to Unit 185, the lease provides for a tenant option to determine the lease on 9th May 2023 and a rent free period of 3 months if the tenant does not exercise the option to determine.



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