

Lot 25

£191,141 per annum
exclusive

Kingstanding Shopping Centre, Kingstanding Road, Birmingham, West Midlands B44 9HH

Freehold Shopping Centre Investment with Development Potential (subject to consents)



Tenancy and accommodation

Unit	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
The Supermarket	993.41 sq m (10,693 sq ft)	FARMFOODS LIMITED t/a Farmfoods (1)	56 years from 29/09/1966 until 28/09/2022	£60,000	
5	102.38 sq m (1,102 sq ft)	SHIPLEY INVESTMENTS LIMITED t/a Shipleys Amusements	10 years from 29/09/2014 until 28/09/2024	£15,500	29/09/2019
13/14 & part 15	274.34 sq m (2,953 sq ft)	SENSE, THE NATIONAL DEAFBLIND AND RUBELLA ASSOCIATION t/a Sense Charity Shop	10 years from 01/12/2017 until 30/11/2027 (2)	£25,000	01/12/2022
16	128.39 sq m (1,382 sq ft)	INDIVIDUAL (on assignment) t/a News & Mags	5 years from 01/01/2015 until 31/12/2019	£15,000	
19	90.12 sq m (970 sq ft)	DP REALTY LIMITED t/a Domino's Pizza (3)	20 years from 23/12/2003 until 22/12/2023	£20,000	23/12/2018
23/24	232.82 sq m (2,056 sq ft)	SPORTSWIFT LIMITED t/a Card Factory (4)	5 years from 15/05/2013 (tenant holding over)	£18,000	
28	124.30 sq m (1,338 sq ft)	HOMEPOINT ESTATE AGENTS LIMITED t/a Homepoint Estate Agents	5 years from 03/11/2015 until 02/11/2020	£18,000	
29	142.51 sq m (1,534 sq ft)	NAT COUNCIL YOUNG MENS CHRISTIAN ASSOCIATION t/a YMCA	9 years from 04/12/2009 (tenant holding over)	£19,640	
Substation	-	- WESTERN POWER DISTRIBUTION (WEST MIDLANDS) PLC	99 years from 25/03/1996 £1		
1-4, 6, 7/8, 9, 10/11, 12, Part 15, 17, 18, 20, 21/22, 25, 26, 27	2,413 sq m (25,975 sq ft)	VACANT POSSESSION			
Total	4,459 sq m (48,003 sq ft)			£191,141	

- (1) For the year ending 29th December 2018, Farmfoods Limited reported a turnover of £660,304,000, pre-tax profits of £12,101,000 and a total net worth of £102,879,000 (Source: Experian Group 14/11/2019).
- (2) The lease provides a tenant option to determine 30/11/2022.
- (3) For the year ending 30th December 2018, DP Realty Limited reported a turnover of £26,451,000, pre-tax profits of £823,000 and a total net worth of £4,002,000 (Source: Experian Group 14/11/2019).
- (4) For the year ending 31st January 2019, Sportswift Limited reported a turnover of £417,167,000, pre-tax profits of £66,206,000 and a total net worth of £24,056,000 (Source: Experian Group 14/11/2019).

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Key Details

- Shopping scheme comprising 23 units on a 1.976 acre site
- Tenants include Farmfoods, Domino's, Card Factory and YMCA
- Rooftop car park with approximately 75 spaces
- Strategic location on Kingstanding Rd/Kings Rd roundabout
- Development potential (subject to consents)

On behalf of a Major Fund Manager

Location

Miles: 6 miles north of Birmingham city centre
4 miles south-west of Sutton Coldfield
Roads: M6 (Junctions 6 & 7)
Air: Birmingham International Airport

Situation

The property is located in the popular commuter suburb of Kingstanding, 6 miles north of Birmingham city centre. The property occupies a prominent corner position on the B4149 Kings Road and B4138 Kingstanding Road, fronting the Kingstanding Circle roundabout. The roundabout forms the main retailing area, with nearby occupiers include Mecca Bingo, Boots and Halifax.

Description

The property comprises an open air shopping scheme comprising 23 retail units, including a supermarket, totalling approximately 48,003 sq ft arranged over basement, ground and first floors. The property benefits from a rooftop car park which provides parking for approximately 75 cars and is accessed via a ramp from Kingstanding Road. The total site has an approximate area of 1.976 acres (0.799 hectares).

Tenure

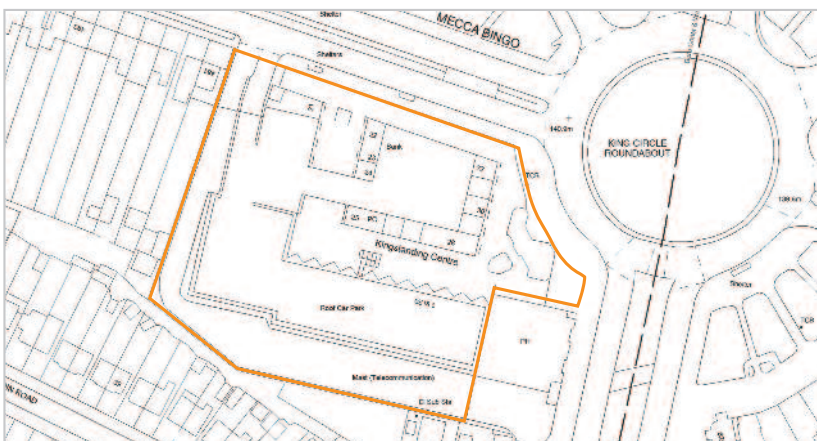
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Available to download from the legal pack at acuitus.co.uk.



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