

Lot 6

£78,800 per annum exclusive

1133 Warwick Road, Acocks Green, Birmingham B27 6RA Freehold Retail Investment



Key Details

- Prominent town centre location
- Let to Iceland Foods Limited on a lease expiring 28th October 2025
- Close to Morrisons supermarket, car park (200 spaces) and a bus stop
- VAT-free investment

On Behalf of **WESLEYAN**

Location

Miles: 3 miles north-west of Solihull
4 miles south of Birmingham city centre
15 miles west of Coventry

Roads: A41, A34, A38, M6 (Junction 6), M42 (Junction 5)

Rail: Acocks Green Railway Station

Air: Birmingham International Airport

Situation

Acocks Green is a busy and popular urban suburb located approximately 4 miles south-east of Birmingham city centre. The property is situated in a prominent location on Warwick Road (A41), Acocks Green's main retailing area. The property is located on Warwick Road, close to its junction with Station Road. A Morrisons supermarket and large car park is located close by, with other nearby occupiers including NatWest, Lloyds Pharmacy, KFC, Boots, Halifax and Superdrug.

Description

The property comprises a ground floor shop with ancillary accommodation above and rear service access.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

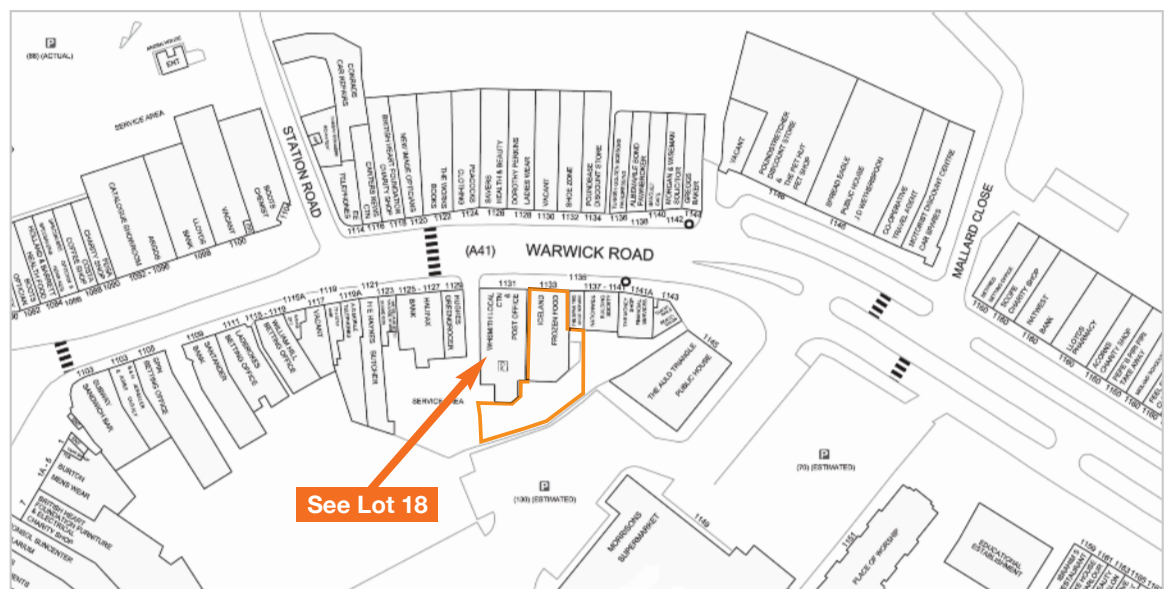
Energy Performance Certificate

See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	491.7 sq m (5,293 sq ft)	ICELAND FOODS LIMITED (1)	20 years from 29/10/2005 on a full repairing and insuring lease (2)	£78,800	29/10/2020
First	Ancillary	228.5 sq m (2,460 sq ft)				
Total		720.20 sq m (7,753 sq ft)			£78,800	

- (1) For the year ended 29th March 2019, Iceland Foods Limited reported a turnover of £3,022,800,000 pre-tax profits of £31,200,000 and a net worth of £792,900,000 (Source: Experian 13/01/2020).
- (2) Please note the term of the lease is 15 years from 29/10/2005, together with a reversionary lease granted to extend the lease by a further 5 years expiring 08/10/2025.



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