

# 1131 Warwick Road, Acocks Green, Birmingham B27 6RA

Freehold Retail Investment

**Lot 18**

£45,000 per annum  
exclusive



## Tenancy and accommodation

| Floor        | Use       | Floor Areas<br>(Approx) | Tenant  | Term   | Rent p.a.x.    | Review       |
|--------------|-----------|-------------------------|---|--|----------------|--------------|
| Ground       | Retail    | 240.7 sq m              | ZCO LIMITED   | 15 years from  | £45,000        | 02/02/2020   |
| First        | Ancillary | 183 sq m                | t/a Post Office/<br>WHSmith Local<br>guaranteed by<br>Potent Solutions<br>Limited (2) | 2/02/2015 on a full<br>repairing and<br>insuring lease (1) |                | and 5 yearly |
| <b>Total</b> |           | <b>423.7 sq m</b>       |   |  | <b>£45,000</b> |              |

(1) Tenant's option to determine on 01/02/2022. Tenant's option to determine 01/02/2020 not exercised.  
(2) For the year ending 30th June 2018, ZCO Limited reported a net worth of £485,241 (Source: Experian 17/01/2020).

## Key Details

- Prominent town centre location
- Tenant t/a Post Office/WHSmith Local with guarantor
- Tenant 2020 break option NOT exercised
- 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), Acock Green's main retailing area, 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

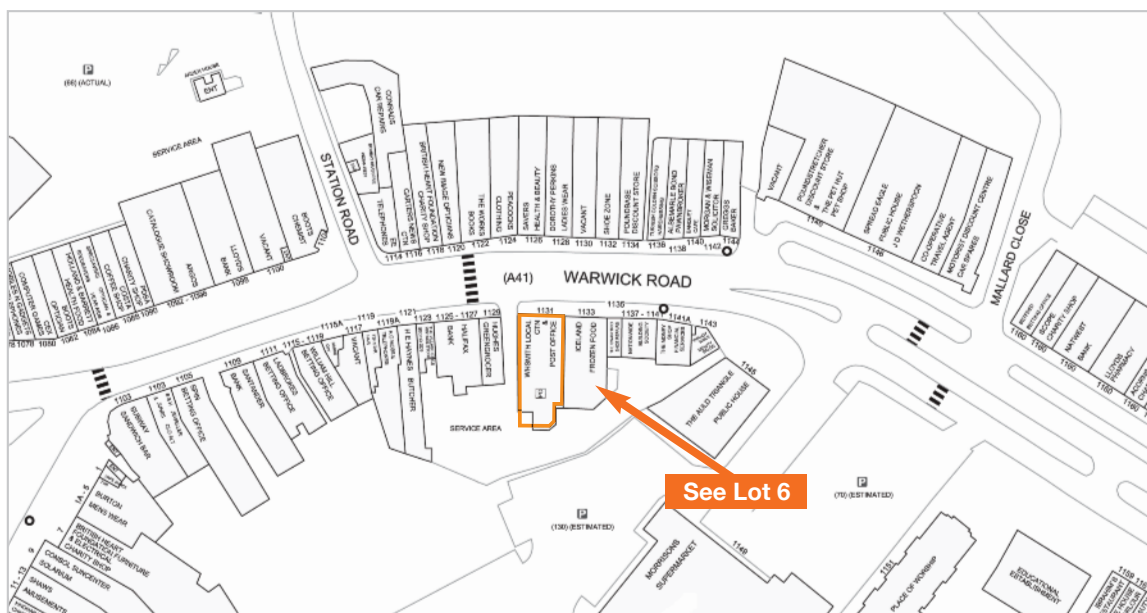
Freehold.

## VAT

VAT is not applicable to this lot.

## Energy Performance Certificate

See legal pack at acuitus.co.uk



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