

**Lot 30, 780-792 Bristol Road South, Northfield, Birmingham,
B31 2NN**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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Property Information

Freehold High Yielding Retail Parade Investment

- Fully let to Specsavers, Halifax Bank and a Charity Shop
- Three shops totalling approximately 15,000 sq ft
- Located in prime shopping area in Birmingham's largest suburban district
- Close to Northfield Shopping Centre and other nearby occupiers such as Aldi, McDonald's, Iceland and Greggs.

Lot

30

Auction

31/Mar/2022

Rent

£121,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

6 miles south-west of Birmingham City Centre, 4 miles south-west of Edgbaston

Roads

A38, M5 (Junction 4), M42

Rail

Northfield (18 minutes to Birmingham New Street)

Air

Birmingham International Airport

Situation

Northfield is one of Birmingham's largest suburbs, 6 miles south-west of the City Centre. Northfield is a popular commuter centre with excellent transport links to the City Centre with six trains per hour into Birmingham New Street from Northfield Station, taking approximately 18 minutes. There are also numerous bus routes into the City Centre whilst the area benefits from excellent road links with the A38 linking Northfield directly with Birmingham City Centre. The property is located on Bristol Road South, Northfield's prime shopping street, which is focused to the northern end by the 165,000 sq ft Northfield Shopping Centre, home to one of the areas main car parks (600 spaces). Nearby occupiers include Aldi, McDonald's, Iceland and Greggs.

Tenure

Freehold.

Description

The parade comprises three well configured units; one large store and two smaller standard size shops each arranged on ground and first floors. The shops enjoy the benefit of rear servicing with access out onto Rochester Road.

VAT

VAT is applicable to this lot.

Completion Period

6 Week Completion

EPC

Community Transport - Band C. Halifax Bank - Band C. Specsavers - Band D.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
780/784 Bristol Road South	Ground First	Retail/Ancillary Ancillary	427.91 sq m 408.21 sq m	(4,606 sq ft) (4,394 sq ft)	COMMUNITY TRANSPORT (t/a CT Furniture Charity Shop) (1)	5 years from 22/02/2021 to 21/02/2026 (2)	£40,000	22/02/2024
786/788 Bristol Road South	Ground First	Retail/Ancillary Ancillary	253.72 sq m 93.00 sq m	(2,731 sq ft) (1,001 sq ft)	BANK OF SCOTLAND PLC (3) (t/a Halifax)	10 years from 02/10/2013 to 01/10/2023	£50,000	-
790/792 Bristol Road South	Ground First	Retail/Ancillary Ancillary	139.73 sq m 72.46 sq m	(1,504 sq ft) (780 sq ft)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (4) (t/a Specsavers)	Approx. 10 years from 01/10/2014 to 19/12/2024	£31,500	-
Total			1,396.03 sq m	(15,016 sq ft)			£121,500	

(1) CT Furniture trade from seven branches in the West Midlands and North East of England.

(2) The lease is subject to a tenant option to determine on 21/02/2023 and 21/02/2024

(3) For the year to 31/12/2020, Bank of Scotland Plc reported a turnover of £7.7 billion, pre-tax profits of £883 million and shareholders funds of £13.38 billion - a part of Lloyds Banking Group. www.lloydsbank.com. Lloyds Bank PLC currently occupies 738 Lloyds Bank branches, 553 Halifax branches, and 184 Bank of Scotland branches.

(4) For the year ending 29/02/2020, Specsavers Optical Superstores Limited reported a turnover of £696,410,000, pre-tax profits of £20,929,000 and total shareholder's equity of £86,047,000. www.specsavers.co.uk. Specsavers is a family run business employing over 38,000 people and occupy 2,293 stores worldwide. The tenant has been in occupation since at least 1999.

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September 2020