



SITUATION

Located at the junction with the busy A34 Birmingham Road and adjacent to the **Scott Arms Shopping Centre** which houses such multiple retailers as **Domino's, Poundland, Ladbroke's, Greggs, Iceland** and **Betfred**. In addition, the property is situated directly opposite an **Aldi Supermarket**.

Great Barr is a busy suburb situated approximately 4½ miles north of Birmingham city centre, and less than ½ mile from the M6 (Junction 7).

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level. The property also includes a communal **Rear Garden**.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2000 years from 29th September 1986 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'4" Internal Width 18'2" Shop Depth 36'11" Built Depth 57'5" Includes two examination rooms. WC	Alliance Optical Co (Harborne) Limited t/a Colin Lee Opticians (Having 7 branches)	5 years from 5th January 2018 (Renewal of previous lease – in occupation since 2014)	£12,500	FRI
First Floor Flat	Not Inspected	Individual	99 years from 25th December 2007	£100 (rising by £25 every 25 years)	FRI Valuable Reversion in approx. 88 years.
				Total: £12,600	

£12,600 per annum

The Surveyors dealing with this property are **John Barnett** and **Steven Grossman**

Vendor's Solicitors

ISC Lawyers
Tel: 020 7833 8453 Ref: Michael Conlon
Email: michaelconlon@isclawyers.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page