



SITUATION

Occupying a prominent trading position in this local shopping centre, close to branches of **Co-op Supermarket, Harrisons, Sue Ryder** and a host of local traders, all serving the surrounding mainly residential area.

West Heath is part of the Birmingham conurbation located approximately 7½ miles south-west of the City Centre and enjoying good road communications with the A38 which leads to the M5 and the A441 which leads to the M42.

PROPERTY

An end-terraced building comprising a **Large Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level. The property includes a front forecourt allowing parking for 4 cars.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	29'0"
Internal Width	27'0"
Shop Depth	43'5"
Built Depth	79'0"
Sales Area	Approx. 995 sq ft
Storage Area	Approx. 500 sq ft plus WC
First Floor Ancillary Area	Approx. 705 sq ft

Total Area **Approx. 2,200 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD



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Plan not to scale

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Limited (having approx. 2,500 branches) (T/O for Y/E 31/08/2019 £6.667 billion, Pre-Tax Profit £217 million and Shareholders' Funds £2.11 billion)** for a term of 5 years from 16th October 2013 (**in occupation for circa 33 years**) at a current rent of **£11,000 per annum** exclusive.

Note 1: The Lessees have been holding over since October 2018.

Note 2: The Lessees are paying their rent monthly by way of a personal concession.

Note 3: There may be potential to convert the upper part to Residential use, subject to obtaining possession and the necessary consents.

£11,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8789 9111 Ref: Fiona Buckland
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

