



SITUATION

Occupying a prominent position opposite the junction with Thornbridge Avenue, serving this popular residential area, less than 1/2 a mile from the intersection with the main A34 Walsall Road which leads directly to the M6 (Junction 7) and only 4 miles north of Birmingham city centre.

PROPERTY

An entire shopping parade comprising **6 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** planned on the first floor. The property occupies a substantial site and includes a **Parking Area** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD



£57,720 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

GLS Solicitors
Tel: 0121 525 8899 Ref: Meena Jussel
Email: m.jussel@glsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 158 (Shop)	Internal Width widening at rear to Shop Depth Built Depth WC	A. Rani & P. Klair (Hair & Beauty)	3 years from 1st August 2022 (Renewal of a previous Lease) (See Note)	£8,280	FRI – see Lease. Outside s24-28 of L & T Act 1954.
No. 160 (Shop)	Internal Width Shop Depth Built Depth WC	24/7 Plumbing & Gas (uk) Limited (Plumbers)	2 years from 3rd August 2021	£6,300	FRI – see Lease. Outside s24-28 of L & T Act 1954.
No. 162 (Shop)	Internal Width Shop Depth Built Depth WC	I. Hadfield (Opticians)	10 years from 1st August 2016	£7,200	FRI Rent Review Aug 2022 Outside s24-28 of L & T Act 1954.
No. 164 (Shop)	Internal Width widening at rear to Shop Depth Built Depth WC	A. Barsley (Barbers)	10 years from 1st August 2016	£6,000	FRI
No. 166 (Shop)	Internal Width Shop Depth Built Depth WC	A. H. Khalfey (Newsagent/ Convenience Store)	10 years from 7th October 2016	£10,800	FRI Rent Review Oct 2021 not actioned.
No. 168 (Shop)	Internal Width Shop & Built Depth WC	Beauty Secrets Birmingham Ltd (Beauticians)	3 years from 1st August 2022 (See Note)	£6,900	FRI – see Lease. Outside s24-28 of L & T Act 1954..
No. 166b (1st Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Individual	6 months from 16th June 2020 (In occupation for approx. 3 years)	£6,600	AST Holding Over
No. 168b (1st Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC ¹	Individual	6 months from 5th March 2007 (In occupation for approx. 15 years)	£5,640	AST Holding Over
¹ Not inspected by Barnett Ross				Total: £57,720	

Note: The leases for Shop Nos. 158 & 168 state that the Tenants will be granted an extra 2 year term if all payments are up to date on 31st July 2025.

