

SITUATION

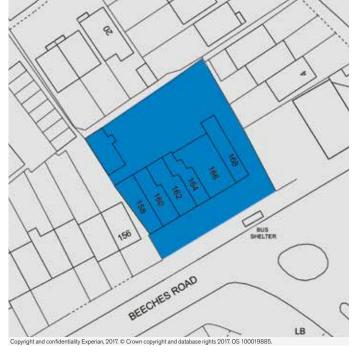
Occupying a prominent position opposite the junction with Thornbridge Avenue, serving this popular residential area, less than $\frac{1}{2}$ a mile from the intersection with the main A34 Walsall Road which leads directly to the M6 (Junction 7) and only 4 miles north of Birmingham city centre.

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

Vendor's Solicitors

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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	10'9" 13'3" 35'1" 40'7"	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	13'5" 34'0" 39'10"	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	13'5" 24'1" 40'11"	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	9'11" 15'0" 24'9" 38'7"	A. Barsley (Barbers)	10 years from 1st August 2016	£6,000	FRI
No. 166 (Shop)	Internal Width Shop Depth Built Depth WC	19'5" 30'11" 39'0"	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	9'9" 38'10"	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/WC¹		Individual	6 months from 5th March 2007 (In occupation for approx. 15 years)	£5,640	AST Holding Over
¹Not 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.

