



## SITUATION

Occupying a prominent position on the busy junction with the main A4040 Stoney Lane, in this popular town centre, close to branches of **Domino's**, **Lloyds Bank**, **Reeds Rains**, **Iceland** and a variety of independent retailers and opposite the **Yew Tree Retail Park**.

Yardley is situated approximately 3½ miles east of Birmingham City Centre and 13 miles west of Coventry, benefiting from good road links via the M42 (Junction 6) and M6 (Junction 4).

## PROPERTY

A corner building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	29'6"
Return Frontage	17'3"
Internal Width	31'9"
Shop Depth	26'4"
Built Depth	29'4"
WC	

### First Floor Ancillary

Area	Approx. 617 sq ft
2 WCs	

VAT is NOT applicable to this Lot

**FREEHOLD**

## View of Yew Tree Retail Park opposite



## TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland Plc (not in occupation – see Note)** for a term of 99 years from 29th September 1932 at a fixed ground rent of **£14 per annum** exclusive.

**Valuable Reversion in approx. 7 years.**

**Note: We understand that the entire property has been sub-let for a term of years from 29th March 2021 until 25th September 2031 to C Bastock (Funeral Directors) Limited at a rent of £21,000 p.a. with a Rent Review on 29th March 2026.**

# £14 p.a. with Valuable Reversion in approx. 7 years

## Vendor's Solicitors

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