# Lot 2

### 112 Church Road, Yardley, Birmingham, West Midlands B25 8UX

#### \*Guide: £80,000 Reversionary Ground Rent Investment 6 week completion



#### 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.

29'6" 17'3"

31'9"

26'4"

29'4"

#### ACCOMMODATION

#### **Ground Floor Shop**

Gross Frontage	
Return Frontage	
Internal Width	
Shop Depth	
Built Depth	
WC	
First Floor Ancillary	

Area 2 WCs Approx. 617 sq ft

#### VAT is NOT applicable to this Lot

#### FREEHOLD



#### 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 Russell Cooke Tel: 020 3826 7550 Ref: Nick Manning Email: nick.manning@russell-cooke.co.uk

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

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'