

Birmingham

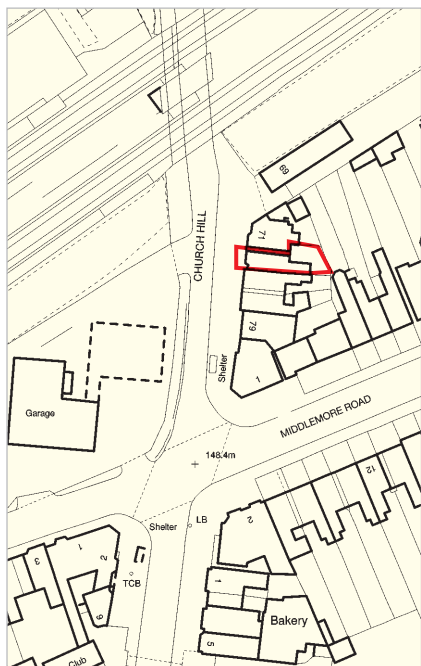
73 Church Hill

Northfield

B31 3UB

- **Freehold Shop and Residential Investment**
- Comprising a shop and a self-contained maisonette
- Well located in densely populated suburb some 7 miles south-west of Birmingham city centre
- Northfield Rail Station within 0.2 miles
- No VAT applicable
- Total Current Rents Reserved **£8,820 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Birmingham is the administrative centre of the West Midlands serving a population of some 1 million, and is located at the heart of the national motorway network. The M6 and M5 Motorways are both within 4 miles of the city centre, giving access to London, the North West and the South West of England. Northfield is a densely populated suburb of Birmingham located some 7 miles south-west of Birmingham city centre. The property is located on the east side of Church Hill, close to its junction with Middlemore Road and Station Road. Northfield Rail Station lies some 0.2 miles west of the property and provides regular services to Birmingham city centre taking approximately 18 minutes. Occupiers close by include Boots Pharmacy, Lonsis, Texaco and Co-op food amongst a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained maisonette above, access to which is from the front of the property.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
73 Church Hill	Ms S Nokes (t/a Nokes'z Hair)	Gross Frontage 4.10 m Net Frontage 2.92 m Ground Floor 33.32 sq m	(13' 5") (9' 7") (359 sq ft) 5 years from 01.06.2011 IR & I subject to a service charge Stepped annual rent	£4,500 p.a.	Holding over
73A Church Hill	Individual	Maisonette – Three Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 19.03.2012 (1)	£4,320 p.a.	Holding over

(1) The solicitor does not hold documentation to support this but rent is being claimed on this basis.

Total £8,820 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Booky Dubiner, Bude Nathan and Iwanier. Tel: 0208 209 2454 e-mail: bd@bnilaw.co.uk