

# Erdington 270/284 High Street & 2/6 Wood End Road

West Midlands **B23 6SR** 

- Freehold Parade of Shops and Residential Investment
- Comprising 13 shops, 5 flats and car parking
- Prominent corner position
- Total Current Rents Reserved

## **£149,7210 pa** plus three vacant shops

# SIX WEEK COMPLETION AVAILABLE







#### Tenure Freehold.

#### Location

Erdington is an established residential suburb situated approximately 5 miles to the north-east of Birmingham city centre and some 3 miles south of Sutton Coldfield. The A38 dual carriageway runs approximately 2 miles south-east of the property at Junction 6 of the M6 Motorway. The property is situated on the eastern side of the High Street between the junctions with Newman Road and Sutton New Road.

Occupiers close by include Santander, Phones 4U, New Look, EE, Tesco, Holland & Barrett, Card Factory and Greggs amongst many others.

#### Description

The property comprises a parade of 13 shop units with either storage or residential above arranged on ground and two upper floors to provide 13 shop units, 5 flats and car parking at the rear. The flats are accessed from the rear.

## VAT

VAT is applicable to this lot.

### Documents

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

**Energy Performance Certificate** For EPC Rating please see website.

#### **Buyer's Premium**

The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2 Wood End Road	Manik Ink Limited (Tattoo Parlour)	Gross Frontage Net Frontage Ground Floor First Floor Second Floor	5.65 m 5.40 m 60.05 sq m 32.70 sq m 35.20 sq m	(18' 6") (17' 8") (646 sq ft) (352 sq ft) (379 sq ft)	5 years from 13.11.2012 (1)	£10,000 p.a.	Reversion 2017 (1)
2A Wood End Road	Vacant	Gross Frontage Net Frontage Ground Floor (3) First Floor (3) Second Floor (3)	6.15 m 5.20 m 55.70 sq m 35.70 sq m 27.90 sq m	(20' 2") (17' 1") (600 sq ft) (384 sq ft) (300 sq ft)			
Wood End Road	Lloyds Property Services Ltd	Gross Frontage (inc ent) Net Frontage Ground Floor	5.10 m 3.85 m 48.35 sq m	(16' 9") (12' 7") (520 sq ft)	Term of years from 17.04.2014 R & I	£7,000 p.a.	
IA Wood End Road	Vacant	Gross Frontage Net Frontage Ground Floor (3) First Floor (3) Second Floor (3)	5.90 m 5.10 m 79.50 sq m 28.40 sq m 19.30 sq m	(19' 4") (16' 9") (856 sq ft) (306 sq ft) (208 sq ft)			
Wood End Road	Miss Duda	Gross Frontage Net Frontage Ground Floor (3)	5.50 m 5.10 m 64.75 sq m	(18' 0") (16' 9") (697 sq ft)	Term of years from 17.04.2014 R & I	£13,000 p.a.	
270 High Street	Mr Josh Du (Chinese Medicine)	Gross Frontage Net Frontage Ground Floor	5.65 m 5.00 m 46.30 sq m	(18' 6") (16' 5") (498 sq ft)	5 months from 01.02.2014 R & I	£8,000 p.a.	Holding Over
272 High Street	Mr W T Kader (Lebara Mobile)	Gross Frontage Net Frontage Ground Floor	5.30 m 4.60 m 54.60 sq m	(17' 5") (15' 1") (588 sq ft)	10 years from 27.02.2008 Rent review every fifth year R & I	£12,500 p.a.	Reversion 2018
274 High Street	Vacant	Gross Frontage Net Frontage Ground Floor (3) First Floor (3) Second Floor (3)	5.50 m 4.70 m 53.10 sq m 27.50 sq m 21.00 sq m	18' 0") (15' 5") (572 sq ft) (296 sq ft) (226.sq ft)			
276 High Street	Mr H Faqiri (Kebab Shop)	Gross Frontage Net Frontage Ground Floor First Floor Second Floor	5.25 m 4.90 m 57.85 sq m 22.30 sq m 25.00 sq m	(17' 3") (16' 1") (623 sq ft) (240 sq ft) (269 sq ft)	5 years from 25.12.2015	£19,500 p.a.	Reversion 2020
278 High Street	Mr M & B Saddiq (Hair Salon)	Gross Frontage Net Frontage Ground Floor (3) First Floor (3) Second Floor (3)	5.90 m 5.55 m 53.40 sq m 28.80 sq m 20.10 sq m	(19' 4") (18' 3") (575 sq ft) (310 sq ft) (216 sq ft)	15 years from 29.04.2004 Rent review every fifth year	£20,000 p.a.	Reversion 2019
280 High Street	Mr H Daneshvar (Food Store)	Gross Frontage Net Frontage Ground Floor	5.90 m 5.50 m 50.45 sq m	(19' 4") (18' 0") (543 sq ft)	1 year from 30.09.2013	£9,600 p.a.	Holding Over
282 High Street	Mr Z Mustafa (Off Licence)	Gross Frontage Net Frontage Ground Floor First Floor Second Floor	5.90 m 5.50 m 56.45 sq m 37.90 sq m 27.40 sq m	(19' 4") (18' 0") (608 sq ft) (408 sq ft) (295 sq ft)	15 years from 01.04.2005 Rent review every fourth year R & I	£17,500 p.a.	Rent Review 2017
284 High Street	Mr S Abbassi (Pizza Shop)	Gross Frontage Net Frontage Ground Floor (3)	6.45 m 5.35 m 62.30 sq m	(21' 2'') (17' 6'') (671 sq ft)	15 years from 04.02.2002	£12,500 p.a.	Reversion 2017
Flat 284A	Individual	One Bedroom Flat (2)			Assured Shorthold Tenancy from 17.04.2014	£4,500 p.a.	Reversion 2015
Flat 284B	Individual	One Bedroom Flat (2)			Assured Shorthold Tenancy from 17.04.2014	£4,320 p.a.	Reversion 2015
2A Flat 1	Individual	One Bedroom Flat (2)			Assured Shorthold Tenancy from 17.04.2014	£3,380 p.a.	Reversion 2015
2A Flat 2	Individual	One Bedroom Flat (2)			Assured Shorthold Tenancy from 17.04.2014	£3,420 p.a.	Reversion 2015
Flat 4A	Individual	One Bedroom Flat (2)			Assured Shorthold Tenancy from 21.06.2013	£4,500 p.a.	Reversion 2015
Sub Station	Midlands Electricity				100 years from 25.03.1962	£1 p.a.	Reversion 2062

Total £149,721 p.a.