

Birmingham

244 Slade Road
Erdington
West Midlands
B23 7RJ

- **Freehold Shop and Residential Investment**
- Situated within a parade of shops
- Rent Review 2016
- No VAT applicable
- Total Current Rents Reserved
£26,600 pa

**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 Slade Road near its junction with Abbey Road within a parade of similar properties in a predominantly residential area 1 mile from Junction 6 of the M6 motorway. Occupiers close by include a range of local retailers and takeaway restaurants.

Description

The property is arranged on ground and two upper floors to provide a ground floor retail unit currently trading as a takeaway with ancillary storage to the rear. The first and second floors provide a two bedroom flat which is accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
244	Prego Pizza	Gross Frontage 4.85 m (15' 11") Net Frontage 4.35 m (14' 3") Shop Depth 8.65 m (28' 5") Built Depth 18.35 m (60' 3")	16 years from 13.09.2004 Rent review every 4th year FR & I	£20,000 p.a.	Rent Review 2016
244	Individual	Flat comprising Three Rooms, Kitchen and Bathroom	6 month Assured Shorthold Tenancy	£6,600 p.a.	Reversion 2013
Total £26,600 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 J Devlin Esq, Grove Tompkins Bosworth. Tel: 0121 236 8091 Fax: 0121 236 5169 e-mail: jrd@gtb-solicitors.com