

6 WEEK COMPLETION



SITUATION

Located close to the junction with St. Chad's Road within this established retail thoroughfare amongst a variety of multiple and local traders including **Costcutter, Barclays, Lloyds Bank, William Hill, Subway, Co-operative Food** and **Greggs**. Longbridge Rail Station is approx. 2 miles to the west.

Rubery lies approximately 10 miles south-west of Birmingham city centre and benefits from good road links via the A38 Birmingham Road which links to the M5 (Junction 4) just a short distance away.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** planned on the first and second floors. The shop benefits from the use of a communal service area at the rear.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 2,000 years from 23rd August 1984 at a Peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 143 (Ground Floor Shop)	Gross Frontage 17'0" Internal Width 15'8" Shop Depth 39'5" Built Depth 49'0" WC	M. Footes (with 1 Guarantor) (Barber having 2 branches)	10 years from 29th September 2010	£7,500 (see Note 1)	FRI Rent Review September 2015 (Outstanding). Note 2: The Lessee did not operate his 2015 Break Clause.
No. 143a (First & Second Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 28th August 2014	£100	FRI Rent rises by £25 every 25 years.
TOTAL				£7,600	

Note 1: The tenant currently pays £6,500 p.a. by way of a personal concession which expires on 25th March 2019 and is not binding on the Purchaser.

£7,600 p.a. (see Note 1)

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts