11 Alvechurch Road, West Heath, Birmingham, West Midlands B31 3JP



SITUATION

Occupying a prominent trading position in this local shopping centre, close to branches of **Co-op Supermarket**, **Harrisons**, **Sue Ryder** and a host of local traders, all serving the surrounding mainly residential area.

West Heath is part of the Birmingham conurbation located approximately 7½ miles south-west of the City Centre and enjoying good road communications with the A38 which leads to the M5 and the A441 which leads to the M42.

PROPERTY

An end-terraced building comprising a $\bf Large~Ground~Floor~Shop~$ with internal access to $\bf Ancillary~Storage~$ at first floor level.

The property includes a front forecourt allowing parking for 4 cars.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 29'0"
Internal Width 27'0"
Shop Depth 43'5"
Built Depth 79'0"

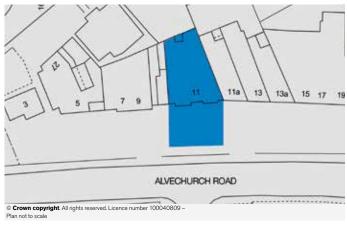
Sales Area Approx. 995 sq ft
Storage Area Approx 500 sq ft

Storage Area Approx. 500 sq ft plus WC First Floor Ancillary Area Approx. 705 sq ft

Total Area Approx. 2,200 sq ft

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to Boots UK Limited (having approx. 2,500 branches) (T/O for Y/E 31/08/2019 £6.667 billion, Pre-Tax Profit £217 million and Shareholders' Funds £2.11 billion) for a term of 5 years from 16th October 2013 (in occupation for circa 33 years) at a current rent of £11,000 per annum exclusive.

Note 1: The Lessees have been holding over since October 2018.

Note 2: The Lessees are paying their rent monthly by way of a personal concession.

Note 3: There may be potential to convert the upper part to Residential use, subject to obtaining possession and the necessary consents.

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Fiona Buckland Email: fiona.buckland@russell-cooke.co.uk

£11,000 per annum

