



SITUATION

Occupying a prominent trading position within this established local shopping parade including a **Spar** and a **Post Office**. Monyhull Hall Road runs between the main A441 Pershore Road South and the A435 Alcester Road South, serving the surrounding pleasant residential community of King's Norton some 2 miles south-east of Bourneville and 5½ miles south of Birmingham City Centre.

VAT is NOT applicable to this Lot

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to a **Large Self-Contained Flat** at first and second floor levels.

In addition, there is an **enclosed rear garden** and **forecourt parking for 2 cars**.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 26'9" Built Depth 32'3" WC Area Approx. 610 sq ft ¹	Boots UK Limited (Having over 2,200 branches) (T/O for Y/E 31/8/22 £6.512 billion, Pre-Tax Profit £4 million and Shareholders' Funds £1.815 billion)	10 years from 28th July 2015	£7,250	FRI Note 1: The adjacent Shop (No. 139) is currently on the market at an asking rent of £15,600 p.a.
First and Second Floor Flat	Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx 1,235 sq ft ²	Individual	1 year from 21st August 2020	£7,800	AST. Holding Over. Note 2: The adjoining Flat (No. 139a) was recently on the market to rent for £13,200 p.a.
				Total: £15,050	

¹Not inspected by Barnett Ross. Area taken from VOA.

²Not inspected by Barnett Ross. Area taken from EPC.

£15,050 per annum
With Potential for Rental Increases

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Axiom DWM

Tel: 020 8951 6989 Ref: Jaymini Ghelani

Email: j.ghelani@axiomdwm.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

