

# Lot 25

68 Halesowen Road, Halesowen,  
West Midlands B62 9BB

**\*Guide: £150,000**

Gross Yield from Dec 2025 10.3%  
In the same family ownership for over 58 years  
6 week completion



## SITUATION

Close to the junction with Long Lane and Kent Road on the south side of Halesowen Road (A458), in this fully occupied parade, nearby a **Farmfoods Supermarket** and amongst a host of local traders serving the surrounding residential area. Additionally, Rowley Regis Railway Station (Chiltern Railways & West Midlands Railway) is approx. 1 mile distant.

Halesowen lies on the A456 and the A458, some 7 miles west of Birmingham and enjoys easy access via the M5 (Junction 3).

## PROPERTY

A terraced property comprising a **Ground Floor Shop** with internal access to a **Ancillary Accommodation** (previously used as a flat) at first and second floor level.

The property includes a **Rear Garden** and there is communal off-street parking at the front.

## ACCOMMODATION

### Ground Floor Shop

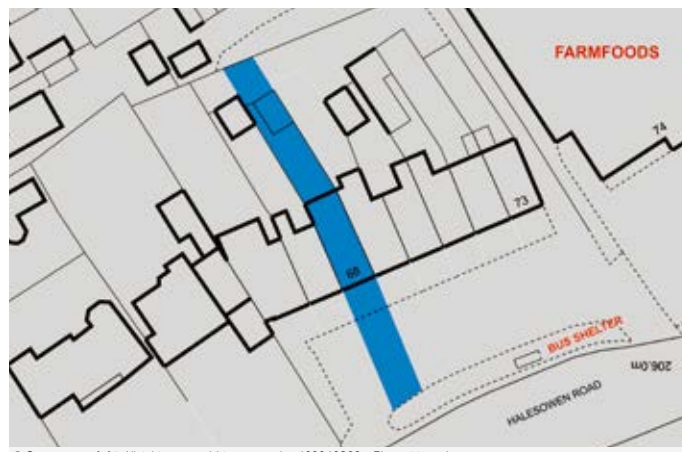
Gross Frontage 17'0"  
Internal Width 16'0"  
Shop Depth 35'6"  
Built Depth 46'6"

### First Floor Ancillary

2 Rooms, Kitchen & Waiting Area  
Area Approx. 420 sq ft  
Bathroom/WC

### Second Floor Ancillary

1 Storage Room  
Area Approx. 214 sq ft



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**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Cacoullis (Halesowen) Limited as an Opticians (with 2 personal guarantors)** (visit [www.cacoullisopticians.co.uk](http://www.cacoullisopticians.co.uk)) for a term of 20 years from 25th December 2015 (by way of a reversionary lease) at a current rent of **£13,000 per annum** exclusive **rising to £15,500 per annum on 25th December 2025**.

**Rent Review and Tenant's Break 2030**

**Note: There is a £6,500 Rent Deposit held.**

**£13,000 p.a. rising to  
£15,500 p.a. in Dec 2025**

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

## Vendor's Solicitors

Sherrards  
Tel: 01727 832 830 Ref: Gregory Lunnon  
Email: [gpl@sherrards.com](mailto:gpl@sherrards.com)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior View



The Property

