

lot 61

45 High Street
Harborne, Birmingham B17 9NT

Rent
£20,230.40
per annum
exclusive (2)

Freehold Retail and Residential
Investment

- Retail unit with self-contained flat above
- High Street location just 1 mile from the University of Birmingham
- Opposite Marks & Spencer Simply Food
- Other nearby occupiers include Café Rouge, Halifax and Bensons For Beds



On behalf of
Joint LPA Receivers

Location

Miles: 4 miles south-west of Birmingham
7 miles south-east of Dudley
23 miles north-east of Worcester
Roads: A4040, A38, M5 (Junction 3)
Rail: University (Birmingham)
Air: Birmingham International Airport

Situation

The property is situated in the popular student area of Harborne, 4 miles south-west of Birmingham city centre and 1 mile north-west of The University of Birmingham. The property is located opposite Marks & Spencer Simply Food at the eastern end of the High Street, close to its junction with Station Road. Other nearby occupiers include Café Rouge, Halifax and Bensons for Beds.

Description

The property comprises a ground floor retail unit with a self-contained one bedroom maisonette arranged over first and second floors. The maisonette is accessed via a private rear entrance and benefits from a patio garden.

Tenure

Freehold.

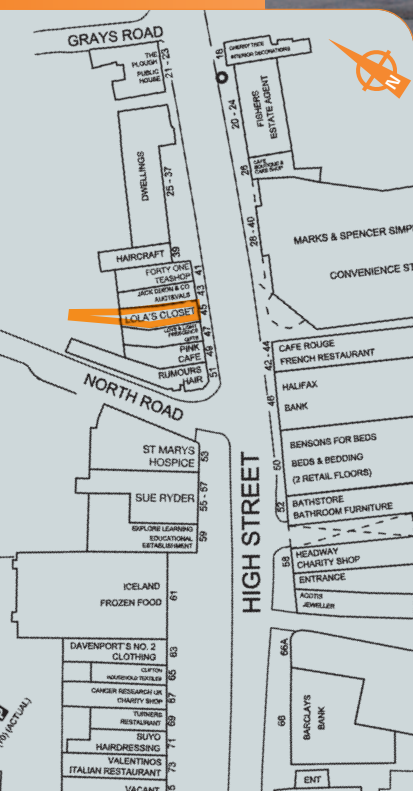
VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review /(Reversion)
Ground	Retail	43.19 sq m (465 sq ft)	LOLA'S CLOSET LTD	5 years from 24/03/2014 until 23/03/2019 on a full repairing and insuring lease (1)	£14,000	24/03/2017
First/Second	Residential	1 Bedroom Maisonette	WHITTLE ESTATES AND PROPERTY SERVICES LTD	7 months from 20/07/2015	£6,230.40	(19/02/2016) (2)
Total Commercial Area		43.19 sq m (465 sq ft)			£20,230.40 (2)	

- (1) The lease provides a tenant option to determine on 24/03/2017
- (2) The tenant of the residential flat has served notice and will vacate the property at the end of the lease. Another party has shown interest in taking a new lease at £650 pcm (£7,800 p.a.). Please refer to the legal pack for further information.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

DLA Piper
Victoria Square House, Victoria Square,
Birmingham B2 4DL
Tel: +44 (0)121 262 5648.
Email: charlotte.duce@dlapiper.com
Ref: Charlotte Duce.