

**Lot 28, 222 High Street, Erdington,
Birmingham B23 6SJ**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Entirely let to Scope
- VAT-free Investment
- Close to Central Square Shopping Centre
- Nearby occupiers include Iceland, B&M, Heron Foods, Greggs, Savers, Farmfoods and Poundland
- Popular Birmingham suburb

Lot

28

Auction

18th May 2023

Rent

£17,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 5 miles north-east of Birmingham City Centre
Roads A38, A452, M6
Rail Erdington Railway Station
Air Birmingham City Airport

Situation

The property is situated in a prominent position on the south side of High Street, close to its junction with Harrison Road and near Central Square Shopping Centre where retailers include Greggs, Specsavers, Card Factory and Holland & Barrett. Other nearby occupiers include Iceland, B&M, Heron Foods, Savers, Farmfoods and Poundland.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a shop arranged on the ground, first and second floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	120.00	(1,292)	SCOPE (2) (t/a Scope)	10 years from 24/06/2015 on a full repairing and insuring lease	£17,000
First	Ancillary	46.50	(501)			
Second	Ancillary	46.30	(498)			
Total		212.80	(2,921)			£17,000

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) For the year ending 31st March 2022, Scope reported a turnover of £44,165,000 and a net worth of £43,246,000 (www.northrow.com)

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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

BSG Solicitors
314 Regents Park Road, Finchley
London
N3 2JX

Jeremy Swerner
+44 (0)20 8343 4411
jeremy@bsgsolicitors.com

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September 2020