

**Lot 20, 183/184 & 184a High Street, Blackheath, Rowley Regis, Birmingham,
West Midlands B65 0DU**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Majority let to a charity shop
- Charity shop let to Age UK on renewed 10-year lease from April 2023 (subject to option)
- Includes rear shop let on long lease
- Nearby retailers include Iceland Supermarket, Sainsbury's, Poundland, Boots Pharmacy, Greggs and JD Wetherspoon
- Tenant in occupation since at least 1996
- In the same ownership for 23 years

Lot 20
Auction 13th December 2023

Rent £10,000 per Annum Exclusive
Status Available

Sector High Street Retail
Auction Venue Live Streamed Auction

On Behalf of Trustees of a Charity

Location

Miles 8 miles west of Birmingham, 10 miles south-east of Wolverhampton
Roads A458, A4034, A4123, M5 (Junction 3)
Rail Rowley Regis Train Station
Air Birmingham Airport

Situation

The property is prominently situated in the heart of the town centre, on the north side of High Street. Nearby retailers include Iceland Supermarket, Sainsbury's, Poundland, Boots Pharmacy, Greggs and JD Wetherspoon.

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises a charity shop arranged on the ground and first floors. To the rear of the property, there is a shop arranged on the ground floor only, let on a long lease.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
183 High Street	Ground First	Retail/Ancillary Ancillary	46.40 88.20	(499) (949)	AGE UK (2)	10 years from 20/04/2023 (3)	£10,000	20/04/2028
184 & 184a High Street	Ground	Retail/Ancillary	-	(-)	M. HANIF	999 years from 01/01/2002	Peppercorn	-
Total			134.60	(1,448)			£10,000	

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

(2) Age UK help more than 10m people every year, providing companionship, advice and support for older people who need it most. They currently operate from over 400 stores throughout the UK (www.ageuk.org.uk).

(3) The lease is subject to a tenant only option to determine on 19/04/2028.

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September 2020