

# Lot 21, 117 to 119 High Street, Erdington, Birmingham,

**B23 6RS**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail Investment

- Let to GR and MM Blackledge Plc (t/a Grahams/Bodycare)
- Tenant in Occupation Since at Least January 2000
- Popular Birmingham Suburb
- Prominent Double Fronted High Street Position
- Residential Development Potential of Upper Parts (subject to consents)
- Directly Opposite the Central Square Shopping Centre
- Neighbouring Occupiers include B&M, Poundstretcher, JD Wetherspoon, Holland & Barrett, Superdrug, Co-op, Savers and Poundland

#### Lot

21

#### Auction

9th July 2024

#### Rent

£68,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 4 miles north-east of Birmingham City Centre  
**Roads** A38, A452, M6  
**Rail** Erdington Railway Station  
**Air** Birmingham City Airport

### Situation

Erdington is one of Birmingham's popular residential and retail suburbs, located some 2 miles north of the M6 and 5 miles north-east of Birmingham City Centre. The property is situated in a prominent position on the north side of High Street, directly opposite the entrance to the Central Square Shopping Centre. Nearby occupiers include B&M, Poundstretcher, JD Wetherspoon, Holland & Barrett, Superdrug, Co-op, Savers and Poundland.

### Tenure

Freehold.

### Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from a service yard to the rear with parking for two cars. The property may benefit from residential development of the upper parts, subject to consents.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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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.	Reversion
Ground First	Retail Ancillary	209.20 98.20	(2,252) (1,057)	GR AND MM BLACKLEDGE PLC (CRN: 01764610) (t/a Graham's Bodycare) (2)	10 years from 05/01/2015	£65,000	04/01/2025
<b>Total Approximate Floor Area</b>		<b>307.40</b>	<b>(3,309)</b>			<b>£68,000</b>	

(1) The floor areas stated above have been taken from the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/415601221>)

(2) For the year ending 31st December 2022, GR and MM Blackledge Plc reported a turnover of £118,776,245, a pre-tax profit of negative £3,420,327 and a net worth of £14,232,284 (Northrow 12/06/2024)

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## Contacts

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2024