

**Lot 42, 962 Bristol Road South, Northfield, Birmingham,
West Midlands B31 2PE**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Ground Rent Investment

- Highly reversionary Freehold Ground Rent
- Let to St Ermins Property Company Ltd with 11 years unexpired
- Valuable Reversion in 2035
- Ground floor shop with ancillary basement and first floor
- 0.03 Ha (0.08 Acres) site
- Prominent roadside location
- Nearby occupiers include Sainsbury's, JD Wetherspoon, Northfield Leisure Centre, Aldi
- VAT Free Investment
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Lot

42

Auction

25th September 2024

Rent

£13 per Annum Exclusive

Status

Available

Sector

Ground Rent

Auction Venue

Live Streamed Auction

Location

- Miles** 6 miles south-west of Birmingham City Centre
- Roads** A38, M5 (Junction 4), M42
- Rail** Northfield (18 Minutes to Birmingham New Street)
- Air** Birmingham International Airport

Situation

Northfield is one of Birmingham's largest suburbs, 6 miles south-west of the City Centre. The property is situated on the eastern side of Bristol Road South (A38), a principal arterial route connecting Birmingham with the M5 motorway, close to its junction with Great Stone Road. Nearby occupiers include Sainsbury's, JD Wetherspoon, Northfield Leisure Centre, Aldi and mix of local retailers restaurants and cafes.

Tenure

Freehold.

Description

The property comprises a site of 0.03 Ha (0.08 Acres) upon which sits a building providing ground floor retail accommodation and ancillary accommodation on the lower ground and first floors with a total approximate floor area of 112.46 sq. m. (1,210 sq. ft.) (Source: <http://www.voa.gov.uk>).

VAT

VAT is not applicable to this lot.

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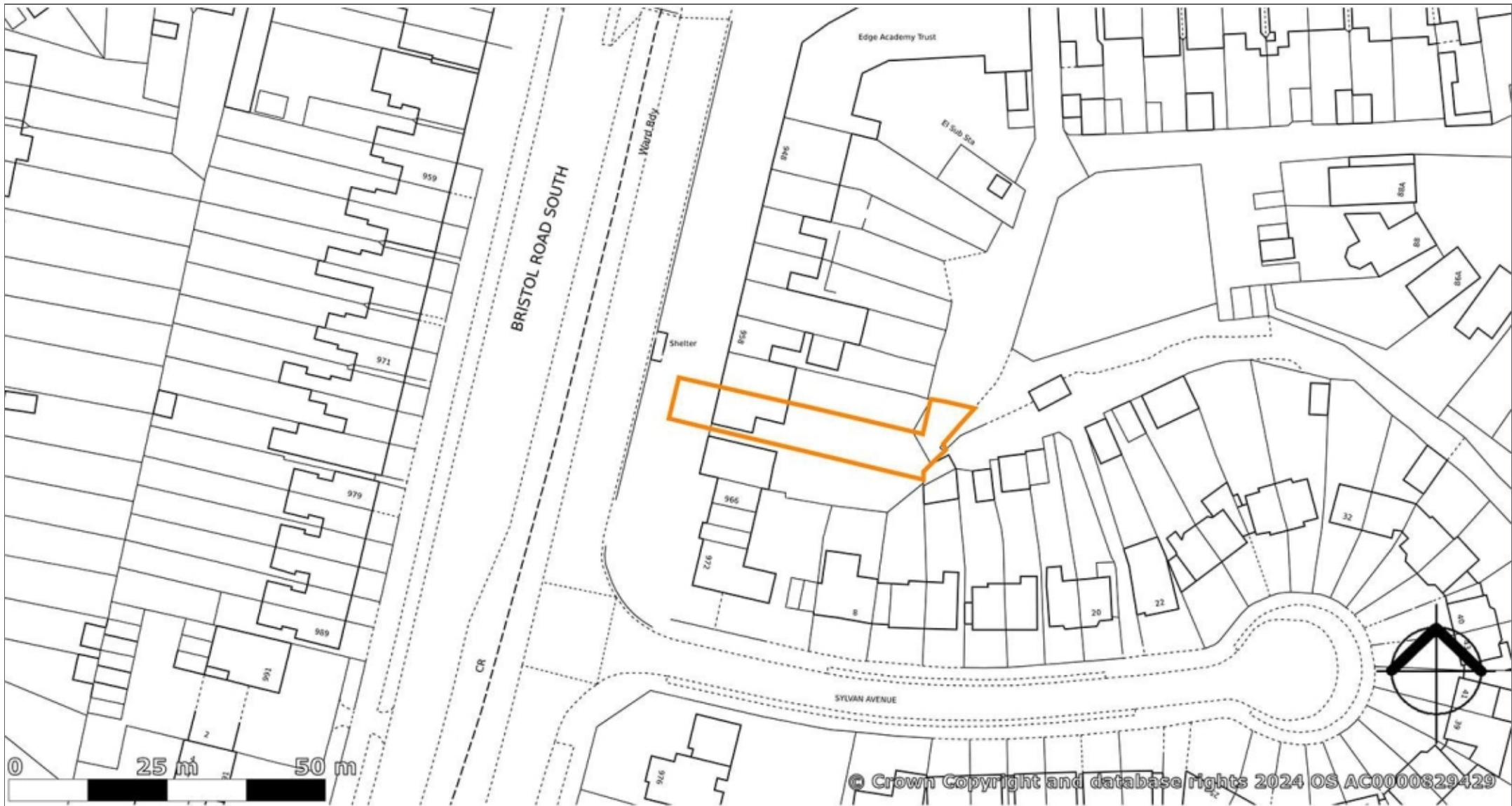


Tenancy & Accommodation

Approx Site Area Ha	Approx Site Area (Acres)	Tenant	Term	Rent	Reversion
0.03	(0.08)	ST ERMINS PROPERTY COMPANY LIMITED	99 years from 25/12/1936	£13.50	25/12/2035

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2024