MULTI LET SUBURBAN RETAIL INVESTMENT

270-274 Alcester Road South, Birmingham B14 6EN
INVESTMENT SUMMARY

- Multi let suburban retail parade
- Busy main road position, fronting A435, one mile south of Kings Heath
- Fully let investment with no vacancies over the 7 year period of current ownership
- Current total rental income - £34,265 per annum
- £345,000
- Initial yield – 9.5% potentially rising to 9.75% in February 2017

LOCATION
The subject property is located on Alcester Road South, the main A435, one of Birmingham’s main arterial roads southwards from the city centre. Kings Heath is one mile directly north while Birmingham city centre is 4 miles further north.

The property lies between the suburbs of Kings Heath, Kings Norton, Maypole and Yardley Wood. Just to the south is Cocks Moor Wood Leisure Centre and Golf Course. The immediate area either side of Alcester Road South is predominantly residential with retail parades on either side of the main road. Other occupiers in the area include a modern Tesco Express, White Cross Vets, Drinks Express, Kings Heath DIY, The Crown public house, an opticians and an antiques shop.

The subject property lies on the corner of Alcester Road South and Woodthorpe Road. The Alcester Road leads south to Junction 2 of the M42 which is 4.5 miles distant.

DESCRIPTION
The subject property comprises a parade of four retail units on a prominent corner plot. Two of the retail units have upper floors which extend over the two solely ground floor units.

Each unit comprises ground floor retail areas and ancillary accommodation. The majority of the upper floors are used by the tenants for trading rather than simply storage.

In the block there is a cafe, personal training/sports massage business, hair dresser and florist. The florist occupies the corner unit and part of this unit fronts Woodthorpe Road and could potentially be split into a separate retail unit in the future.

TENURE
Freehold.
ACCOMMODATION AND SCHEDULE OF TENANCIES

The individual unit sizes are detailed in the schedule below. The property is let to four tenants, the overall income is currently £34,265 per annum which will increase £1,000 in February 2017 from a stepped rental increase.

The leases are internal repairing with tenants required to contribute to external decoration.

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>TENANT</th>
<th>GROUND FLOOR AREA (SQFT)</th>
<th>FIRST FLOOR AREA (SQFT)</th>
<th>LEASE TERMS</th>
<th>EXPIRY (BREAK)</th>
<th>RENT</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>270</td>
<td>Whoops A Daisy Ltd</td>
<td>1,048</td>
<td></td>
<td>5 years from 09/02/2012</td>
<td>08/02/2017</td>
<td>£9,750</td>
<td>Lease guaranteed by S E Baker.</td>
</tr>
<tr>
<td>270A</td>
<td>Diane Pearce</td>
<td>446</td>
<td>456</td>
<td>6 years from 25/12/2010</td>
<td>24/12/2016</td>
<td>£7,500</td>
<td></td>
</tr>
<tr>
<td>272</td>
<td>Michaela Griffiths</td>
<td>638</td>
<td>752</td>
<td>5 years from 14/02/2014</td>
<td>13/02/2019</td>
<td>£10,200</td>
<td>Rent increases to £11,200 from 14/02/2017. Tenant option to break requires 6 months notice. Part of first floor is occupied by SP One Sports Massage.</td>
</tr>
<tr>
<td>274</td>
<td>CD &amp; D Lancaster</td>
<td>559</td>
<td></td>
<td>6 years from 01/02/2011</td>
<td>31/01/2017</td>
<td>£6,815</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>****</td>
<td><strong>2,691</strong></td>
<td><strong>1,208</strong></td>
<td></td>
<td></td>
<td><strong>£34,265</strong></td>
<td></td>
</tr>
</tbody>
</table>

TENANT HISTORY

During the vendor’s ownership (of over 7 years) there has never been a vacancy in the block or bad debt.

- **270** the current tenant bought the business in February 2012. The unit had already been trading as a florist and grocer since 2007.
- **270A** the current tenant bought the business in September 2010. The unit had already been trading as a hairdressers.
- **272** the current tenant bought the business in September 2011. The unit had already been trading as a fitness studio since 2007.
- **274** the current tenant has been in occupation since 2007.

PRICE

We are instructed to seek offers in excess of £345,000 which reflects a net initial yield of 9.5% and potentially rising to 9.75% in February 2017 from a stepped rental increase. Based on purchaser’s costs of 4.8%.

VAT

The property has not been elected for VAT.

EPC

EPC certificates are available on request.

For further information or if you wish to arrange an inspection please contact:

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