

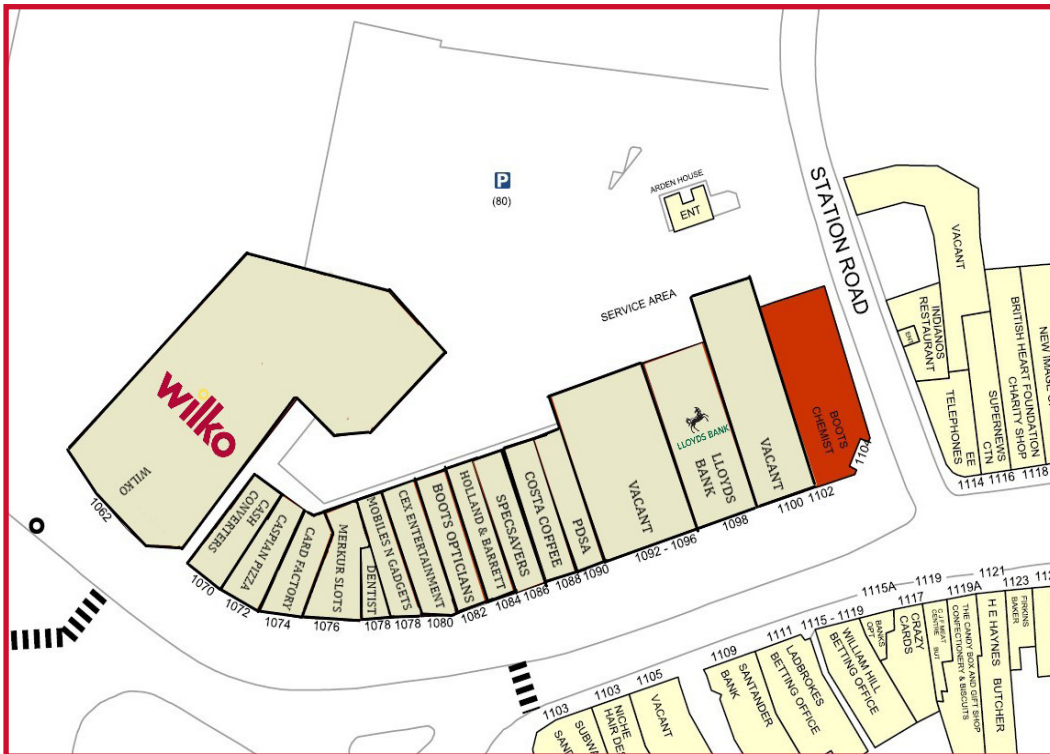
INVESTMENT SALE

1104 Warwick Road, Acocks Green, B27 6BH.

Boots



- Prominent location in thriving neighbourhood shopping suburb
- Rear car park, with service access for collections
- Let to established national retailer until 31/10/2026
- Passing Rent - £38,950 per annum
- Freehold
- Offers based on £545,000 (NIY of 6.81%)



LOCATION

Acocks Green is a major conurbation of Birmingham. The property is located on Warwick Road (A41), some 6 miles south east of Birmingham City Centre. Solihull is 4 miles to the south east, Birmingham International Airport is 5 miles to the east, while the NEC is 9 miles to the east. The M42 motorway is 5 miles to the south via Junction 5 of the M6. Acocks Green shopping centre is on the north side of Warwick Road, fronting on to the roundabout junction with Westley Rd and Shirley Rd. Access to the car parking at the rear is via Station Road. This leads to Acocks Green rail station, less than a mile from the property. Motorway is 6.5 miles to the north. Acocks Green rail station is located in close proximity and has frequent services to Birmingham Snow Hill (9 minutes) and Solihull (6 minutes).

Acocks Green ward is located in the south east of the city. It has a population of 23,117 making it the 3rd most populous ward in the city. The ward has a similar age profile to the city as a whole and a similar ethnic makeup.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary accommodation and service access to the rear.

ACCOMMODATION

The property is arranged over ground and first floors

Description	Sq Ft	Sq M
Ground floor	2,594	241.07
First floor	2,611	242.65
Total	5,205	483.73

TENANCY

The property is let to Boots UK Ltd for a term of five years from 01/11/2021 and expiring on 31/10/2026. The tenant has the option to break on 31/10/2024, where the tenant will receive 3 months rent free if the break isn't exercised. The passing rent is £38,950 pa. Boots have occupied this unit for over 20 years.

TENANT PROFILE

Boots is the UK's leading health and beauty retailer. With over 2,200 stores ranging from local community pharmacies to large destination health and beauty stores. Boots is the number one high street and online beauty destination in the UK, employing over 51,000 staff members up and down the UK.

RETAILING IN ACOCKS GREEN

The busy pitch in a densely populated residential area is well suited to its convenience led offer. National occupiers represented adjacent and near to the subject property include Costa, Specsavers, Card Factory and CEX.

PRICE

Offers in the region of £545,000 are sought for the Freehold interest. A purchase at this level would equate to a net initial yield of 6.81%, based on a passing rent of £38,950 pa.



TENURE

Freehold, subject to existing tenancy.

EPC

The property has an EPC rating of C.

VAT

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

LEGAL COSTS

Each party are to responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION

For further information please contact:

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