

Birmingham - 1 Middlemore Road, Northfield B31 3UD
Freehold Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



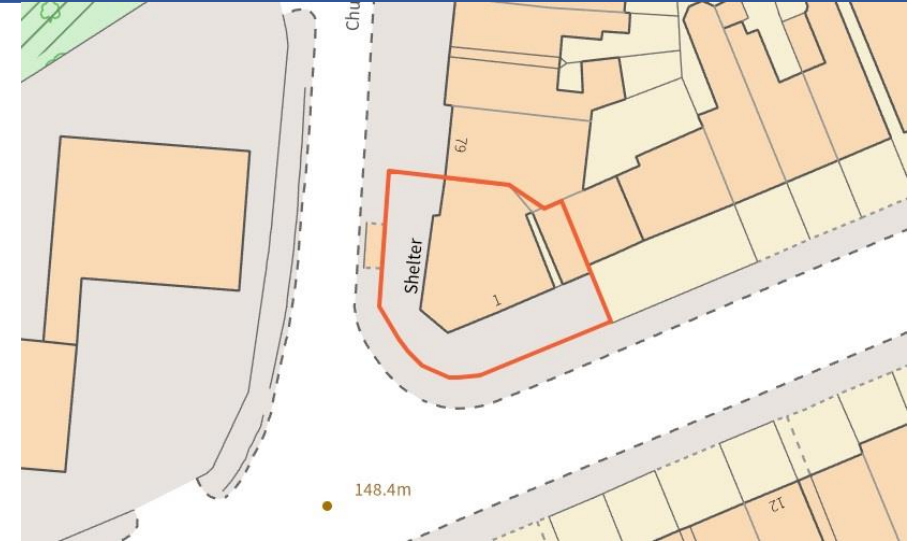
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Investment Consideration:

- Purchase Price: £175,000
- Gross Initial Yield: 5.09%
- Rental Income: £8,900 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop and residential flat above (sold-off)
- Property benefits from outdoor space at front suitable for retail/parking use and advertising board on the side wall, currently let to an advertising company
- Situated within 2 min walk from Northfield Train Station and nearby occupiers including Post Office, Convenience Store, Texaco Filling Station and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1 (Ground Floor)	Ground Floor Shop: 80 sq m (861 sq ft) Open plan retail, Ancillary, Kitchenette, WC	Boots UK Limited	Term of years expiring 9 May 2027	£8,650	Note 1: FRI Note 2: Tenant in occupation since 2011
No. 1A (First/Second Floor)	Residential Flat - Sold Off	Individual	99 Years from 25 March 2000	£100	Note 1: FRI Note 2: Reversion March 2099
Advertising board		TBC	TBC	£150	
Total				£8,900	

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Property Description:

Comprises ground floor retail premises t/a Boots pharmacy with residential flat above which has been sold-off on long leasehold. The property provides the following accommodation and dimensions:

Ground Floor: 80 sq m (861 sq ft)

Open plan retail, Ancillary, Kitchenette, WC

First/Second Floor: Residential Flat (sold-off)

Tenancy:

The retail shop is at present let to Boots UK Limited for a term years expiring 9th May 2027 at a current rent of £8,900 p.a. and the lease contains full repairing and insuring covenants. Tenant in occupation since 2011.

Flat No.1A has been sold off on long leasehold for a term of 99 years from 25th March 2000 at a ground rent of £150. Reversion March 2099 (75 years unexpired).

The advertising board is currently let at £150 p.a.

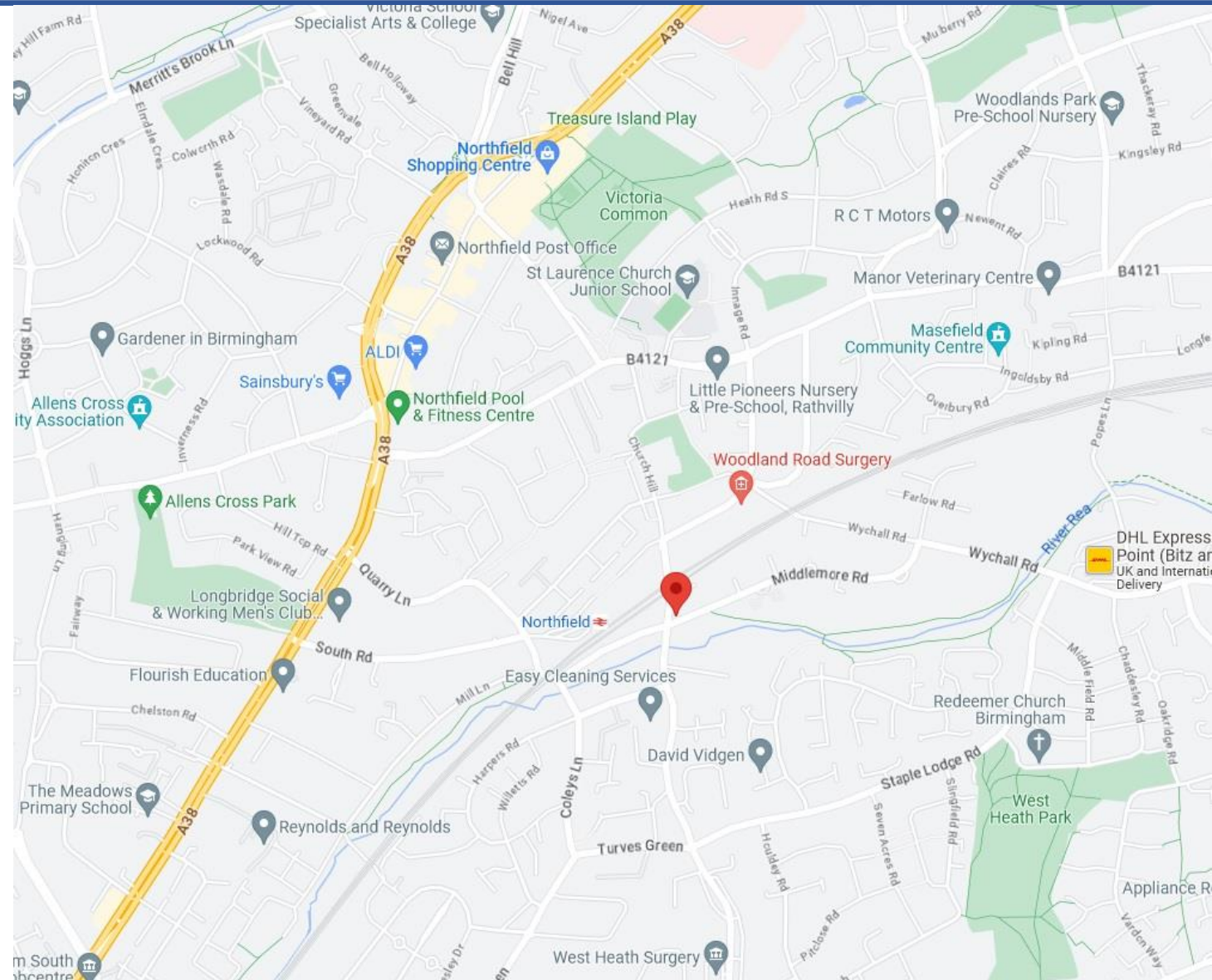


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Location:

Northfield is a residential area in outer south Birmingham, England, and near the boundary with Worcestershire, which it was historically within. The property is situated within 2 min walk from Northfield Train Station and nearby occupiers including Post Office, Convenience Store, Texaco Filling Station and more.



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Contacts:

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PROPERTY INVESTMENT & DEVELOPMENT

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