

Erdington, 80 High Street, B23 6RS

Retail Investment For Sale



LOCATION

The property occupies a prime trading position on the High Street in the heart of Erdington Town Centre, benefiting from strong pedestrian footfall and excellent visibility. Nearby national occupiers include **William Hill, Greggs, Superdrug, WHSmith, Shoe Zone** and **CEX**, reinforcing the location as an established retail destination.

DESCRIPTION/ACCOMODATION

The property comprises a 2 Storey mid terraced brick-built Food Store with flat roof and benefits from the following areas and dimensions:

Ground Floor	38,209 sq ft
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TENURE

The property is let to B & M Retail Ltd by way of a 10-year lease from March 2025 expiring 2nd March 2035 without break.

The passing rental is £250,000 pa subject to review to market value in March 2030. The rent review contains a cap preventing the passing rental exceeding £280,000 pa.

(The passing rental is limited to ½ rental until 3rd November 2027 as an incentive from lease commencement)

The lease is FRI but subject to a schedule of condition

PRICE

Offers invited.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£280,000
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Interested parties should verify this information with the local rating authority.

EPC

E111 – Expires December 2034

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT. Property to be sold as a TOGC so it is assumed that VAT will not apply.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk



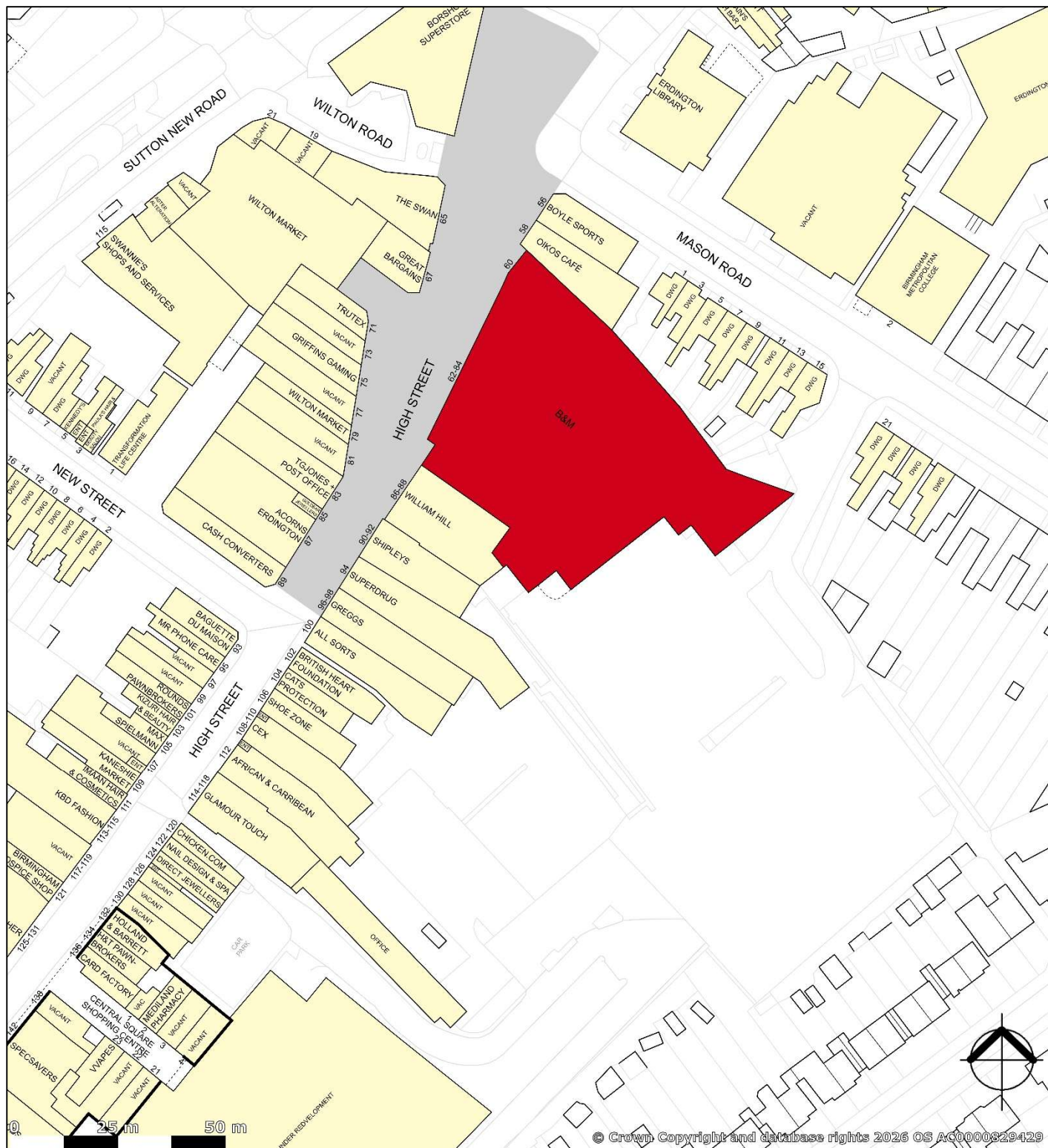
0121 643 9337

info@johnsonfellows.co.uk

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