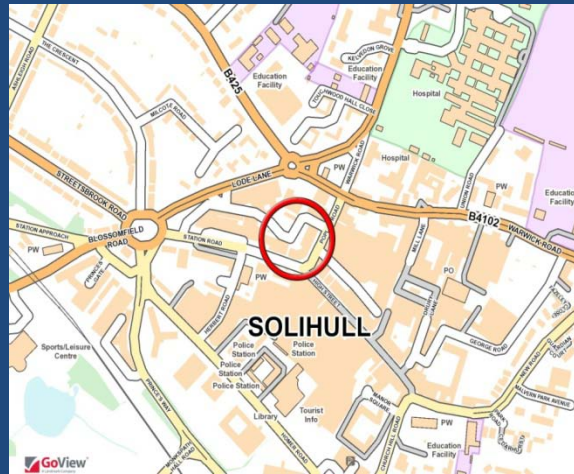
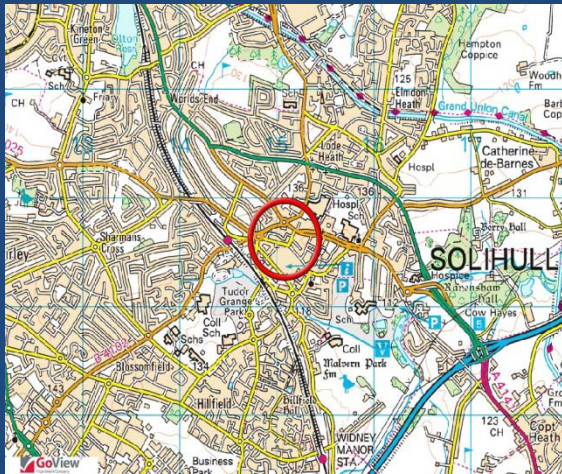


FOR SALE

Attractive Retail/A2 Investment



46 Poplar Road, Solihull B91 3AB



INVESTMENT SUMMARY

- Solihull is one of the most affluent towns in the UK
- Freehold retail/A2 investment let to A-Plan Holdings
- Excellent covenant
- Located in the prime A2/A3 location adjacent to High Street
- Well configured ground floor retail space
- First and second floor ancillary accommodation
- Upper floors provide a medium term redevelopment opportunity
- Current rent **£44,000 pa**
- **£685,000 – 6.1%**
- No VAT
- Ideal SIPP purchase

LOCATION

Solihull is one of the UK's most affluent towns and is situated approximately 10 miles south east of Birmingham City Centre.

The town benefits from excellent road and rail communications, being within 2 miles of junctions 4 & 5 of the M42 Motorway which links to the M40, M6 and M5. Rail services to London Marylebone have a fastest journey time of approximately 1 hr 20 mins. Birmingham International Airport and the National Exhibition Centre are situated 6 miles to the north east.

Solihull's primary catchment is estimated at 240,000 (PROMIS 2017) and the estimated consumer base of Solihull is 225,000 – ranking the town 38 of the PROMIS Centres.

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RETAILING IN SOLIHULL

Solihull is one of the strongest retail towns in the West Midlands providing over 1 million sq ft of retail accommodation. The town's main retail provision is split between three locations – High Street, Mell Square and Touchwood Shopping Centre. Touchwood opened in 2001 and is anchored by a John Lewis Department Store and provides 540,000 sq ft of retail accommodation with two entrances onto the High Street. Mell Square provides circa 465,000 sq ft of retail accommodation anchored by Marks & Spencer, House of Fraser and Sainsbury's.

ACCOMMODATION		
Gross Frontage	18' 0"	5.488 m
Internal Width	17' 8"	5.39 m
Shop depth	46' 2"	14.07 m
Built depth	53' 10"	16.41 m
Ground Floor Sales Area	945 sq ft	87.79 sq m
ITZA	589 sq ft	54.72 sq m
First Floor Offices	366 sq ft	34.00 sq m
First Floor Staff	177 sq ft	16.44 sq m
Second Floor Office	236 sq ft	21.92 sq m

SITUATION

The property is prominently situated fronting Poplar Road close to its junction with High Street, and in close proximity to one of the main entrances to Touchwood Shopping Centre.

Poplar Road has become the established A2 and A3 location within Solihull Town Centre, and significant pedestrian flow is generated by various bus stops located in the street.

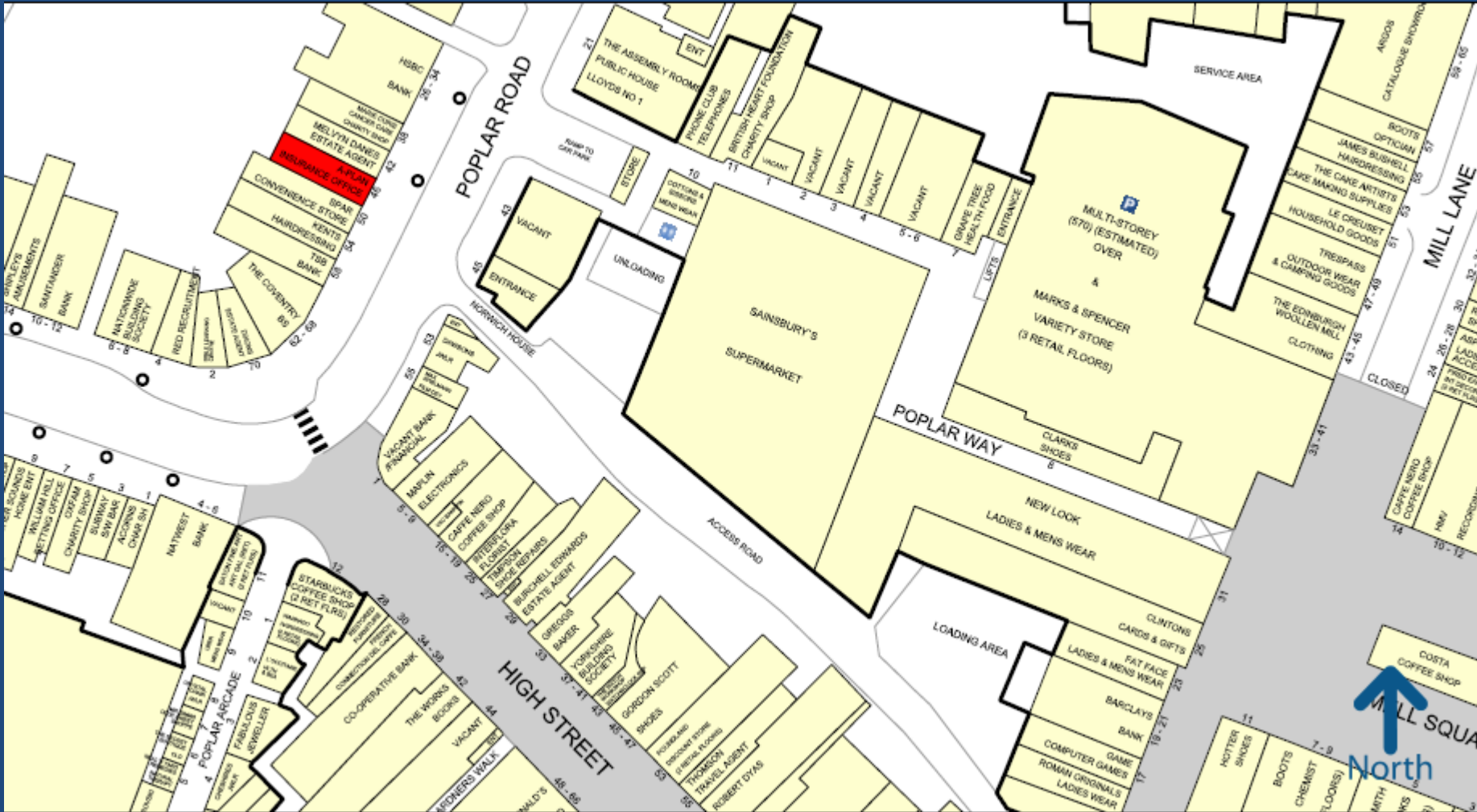
DESCRIPTION

The property comprises a three storey building of brick construction with a pitched tiled roof arranged to provide a ground floor shop/office together with ancillary office and staff accommodation on the upper floors.

The property has the benefit of rear access and 4 car parking spaces at the rear of the building.



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 **ROWLEY HUGHES THOMPSON**
Property Consultants
102 Colmore Row · Birmingham B3 3AG
0121 212 7800

TENURE

The Property is freehold

LEASE

The entire property is let to A-Plan Holdings on a full repairing and insuring lease for a term of 10 years from 21st December 2017.

The current rent is £44,000 pa.

The lease provides for an upward only rent review, and a tenant only break option, on 21st December 2022.

TENANT

A-Plan Holdings (Registered No: 00750484) is a long established and well known private unlimited company which acts as an insurance intermediary providing motor, home, commercial and other general insurance.

The company trades from a total of 86 offices and for year ended 28th February 2017 reported the following trading figures:-

Turnover	£84.318m
Pre Tax Profit	£27.57m
Net Assets	£23.929m

EPC

An EPC is available on request.

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VAT

The property is not elected for VAT, and therefore VAT will not be payable on the purchase price.

PRICE

Our clients are seeking a price of **£685,000** which would show an attractive net initial yield of **6.1%** after allowing for purchasing costs of 5.267%.

For further information or to arrange a viewing please contact:-

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SUBJECT TO CONTACT AND EXCLUSIVE OF VAT
DATE PREPARED : MAY 2018

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