



FOR SALE

Part-Income Producing Freehold Investment

Total (GIA) 9,253 ft² (859.63 m²) plus basement of 4,760 ft² (442.22 m²) approx.

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

81-87 Soho Road, Handsworth, Birmingham, B21 9SP

Birmingham City Centre - 2 miles
M5 Motorway - 2 miles
M6 (Spaghetti Junction) - 3.3 miles

Three Interconnecting Freehold Buildings
Prominently Located Along Soho Road.

Location

The property is located on the main A41 Soho Road and is close to Thornhill Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway.

The local area consists of a high density of ethnic food stores and businesses.

Birmingham City Centre is located approximately 2 miles south east of the subject premises with the M5 motorway located approximately 2 miles north west.

Description

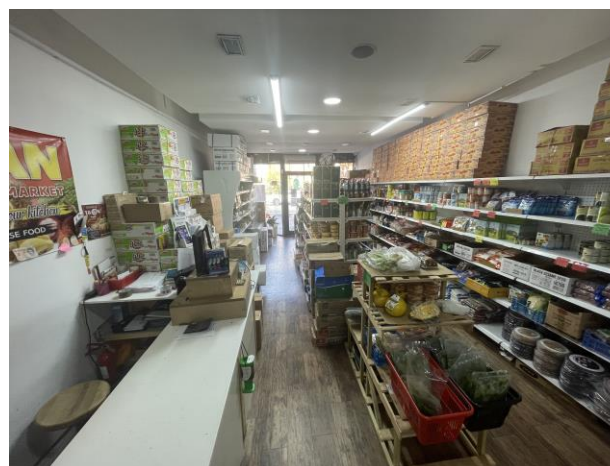
The property comprises of a series of interconnecting terraced buildings of two and three storey masonry construction, with rendered front elevation, surmounted by pitched tiled roofs.

The ground floor element provides two separate retail units and a double-fronted restaurant premises.

The first-floor office element, which is accessed from Soho Road, spans the full width of the building and comprises of a series of a cellular office spaces with an inner hallway to the rear, WC and kitchen facilities.

The second floor comprises of a series of storage rooms which are currently utilised by the owner for storage.

A basement spans the entirety of the ground floor accommodation and provides additional storage space, with WC facilities also provided.



Terms / Tenure

We are inviting offers in the region of £1,050,000 for the valuable freehold interest.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable

Title Number/s

WM141845 and WM179775

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Availability

The property is available immediately, subject to the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**

Tenancy Schedule

Address	Area	Rent	Term / Expiry
81 Soho Road	1,298 ft2	£16,800 PA	5yrs Expiring 2025
83 Soho Road	1,329 plus Basement of 3,680 ft2	Estimated Rent: £25,000 PA	Owner Occupied
85-87 Soho Road	2,026 ft2 plus Basement of 1,100 ft2	£21,600 PA	12yrs expiring 2026 (approx.)
First Floor 81-87 Soho Road	2,119 ft2 (NIA 1,431 ft2)	£13,200 PA	5yrs expiring 31 st July 2027.

*We await full lease documentation.

Accommodation (GIA)

Ground Floor	4,471 ft2	415.37 m2
First Floor	2,119 ft2	196.86 m2
Second Floor Inc. Loft	2,663 ft2	247.40 m2
Basement Space	4,760 ft2 (excluded below)	442.22 m2
Total	9,253 ft2	859.63 m2

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.