



COURTYARD OFFICE INVESTMENT FOR SALE - ONE VACANT SUITE (MAY SUIT OWNER OCCUPIER)

Unit 7, Trinity Place, Midland Drive, Sutton Coldfield, West Midlands, B72 1TX



3,486 SqFt (323.85 SqM) | Guide Price £595,000

Key Features

- Rare opportunity to acquire an office investment within Sutton Coldfield town centre.
- Close proximity to the railway station, bus terminus and shopping centre.
- Current income of £39,210 per annum exclusive.
- Popular and well-established courtyard office development.
- Excellent access to Birmingham City Centre, Lichfield, Tamworth and the motorway network including M6, M42 and M42 Toll.
- One Suite vacant - may suit an owner occupier



LOCATION

The property is located within the Trinity Place Courtyard accessed off Midland Drive and being a short distance from its junction with High Street, Mill Street and Coleshill Street in the centre of the professional area of Sutton Coldfield. There are a number of upmarket residential areas within a short drive of the property. Sutton Coldfield is situated approximately 8 miles to the north of Birmingham City Centre neighbouring the areas of Lichfield to the north, Aldridge to the north and west and Tamworth to the east.

DESCRIPTION

The property comprises a three storey office building in a terrace of similar style buildings in a courtyard setting. The building is of three storey configuration constructed in the late 1980s and is let on a floor by floor basis. The internal specification includes central heating, suspended ceilings to most areas, carpeting and emulsion plastered walls. WCs are located on each floor.

| Area | SqFt | SqM |
|-------------------------------------|--------------|---------------|
| Willow Suite - Ground Floor | 1,133 | 105.26 |
| Beech Suite - First Floor | 1,135 | 105.44 |
| Rowan Suite - Second Floor | 515 | 47.84 |
| Maple Suite - Second Floor (Vacant) | 703 | 65.31 |
| Total Floor Area | 3,486 | 323.85 |

LEASE

Tenancies

- **Willow (ground)** let for a term of three years from 1 October 2020 with annual break clauses at a passing rent of £16,000 per annum exclusive.
- **Beech (first)** let to Jack Adkins (Midlands) Limited for a term of 5 years from 14th November 2022, with a tenant only break clause at the 3rd anniversary at an initial rental of year 1 - £14,960, year 2 - £15,200 and Year 3 - £15,200, per annum exclusive.
- **Maple (second)** currently vacant and comprising approximately 703 sq ft or thereabouts.
- **Rowan (second)** currently let to Key Financial Planning Limited for a term of five years from 11 July 2022 with a tenant only break clause on the 3rd anniversary at a rent of £8,250 per annum exclusive

ASKING PRICE

Guide Price - £595,000

SERVICE CHARGE

The property contributes to an estate service charge which covers communal area maintenance, barrier control system, refuse and external lighting. Further details available upon request.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

A full copy of the Energy Performance Certificates are available upon request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID, confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which will be applicable.

VIEWING

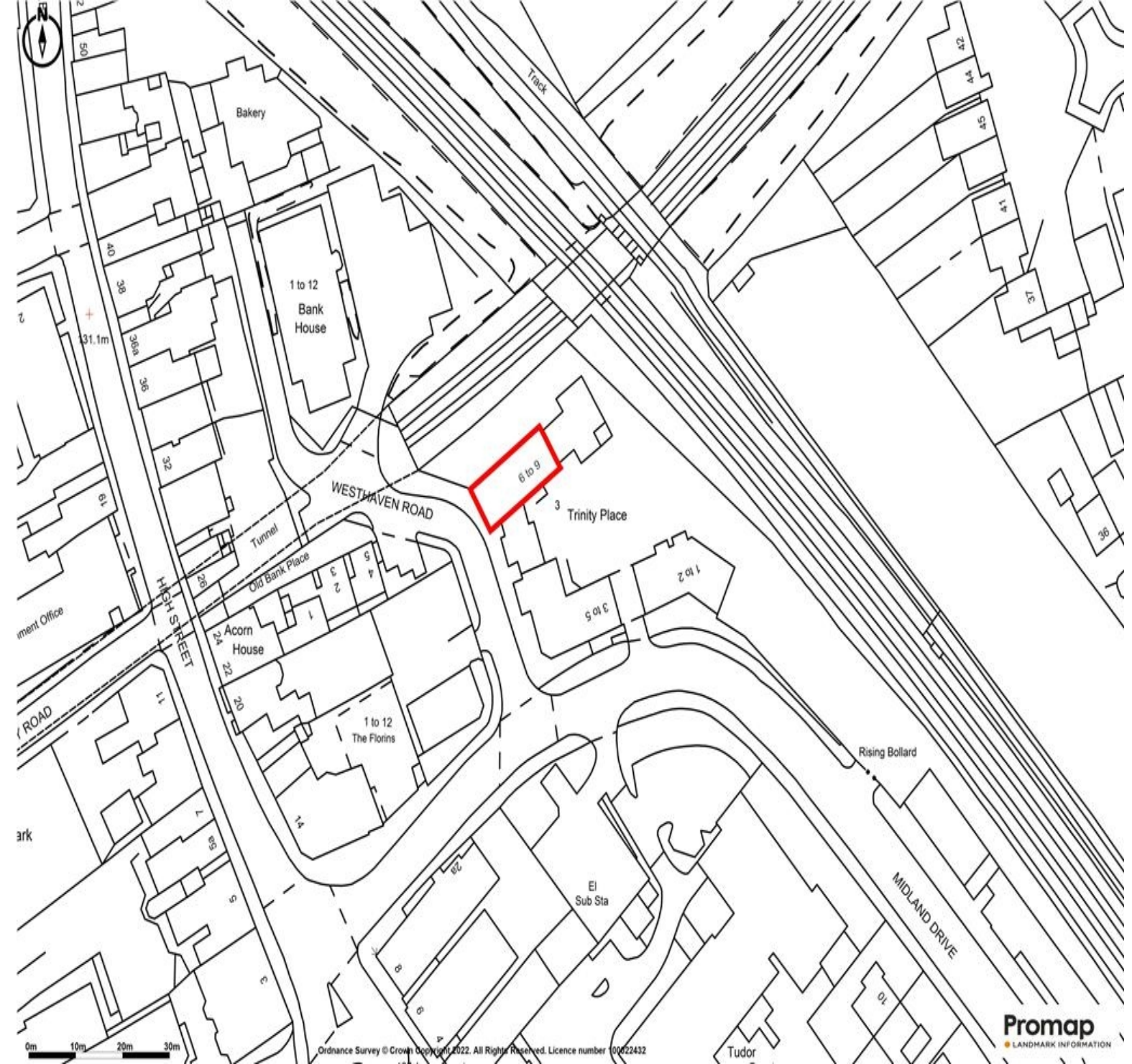
Strictly by prior appointment, please contact:

Burley Browne

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