



Fully Let Office Investment

1706 SQFT NIA

80 Hewell Road, Barnt Green, Birmingham B45 8NF

For Sale

- MODERN OFFICE INVESTMENT
- SUPERB VILLAGE
- FULLY LET
- 1706 SQ FT NET FLOOR AREA
- AMPE CAR PARKING SPACES
- FREEHOLD

LOCATION

Barnt Green is one of the best-regarded Villages in the Midlands. It has a high percentage of exclusive, expensive houses, built to take advantage of the excellent communications by road (Birmingham City Centre some 9 miles north-east, M42 and M5 within 10 minutes drive) and rail (Barnt Green Station is on the Redditch Lichfield Cross City line, with trains departing about every half hour - northbound trains call at Birmingham New Street).

Hewell Road is the Commercial Centre and boasts a variety of Retailers and Professional offices that put most small Towns to shame. The Property stands at the junction of Hewell Road and Sandhills Lane.

On-street parking is readily available and contributes to the general appeal of this sought-after, busy location.

ACCOMMODATION

It is split into three self-contained office suites arranged as:-

Suite One – Ground Floor self-contained office suite of some 366 square feet arranged as office, kitchenette and WC.

Suite Two – Self contained office suite to the rear of the building arranged as two general offices, WC and kitchenette of some 468 square feet.

Suite Three – First and Second Floor self-contained offices arranged as: ground floor lobby with display window to Hewell Road extending to first floor open plan office, kitchenette and WC. Stairs ascending to second floor meeting room / office. The total net floor area is 872 square feet.

The total net internal floor area of the building is 1,706 square

feet.

Outside ample parking located parking to the rear.

SERVICES

All main services are available and separately metered to each suite.

TENURE

Freehold subject to the following tenancies:-

- a) Ground Floor Front Let to CTB Alarms Ltd for a term of 5 years from June 2022 at a rent of £6,000 per annum
- b) Ground Floor Rear Let to Barnt Green Parish Council for a term of 5 years at a rent of £6,500 per annum
- c) First and Second Floors Let to OAC Creative Ltd for a term of 3 years from December 2023 at a rent of £12,000 per annum

RENT

Total rental income is £24,500 per annum.

Tenants contribute towards a service charge for the maintenance and upkeep of all communal areas and exterior of the Property.

PURCHASE PRICE

£395,000

LEGAL FEES

Each party to bear their own fees.

EPC

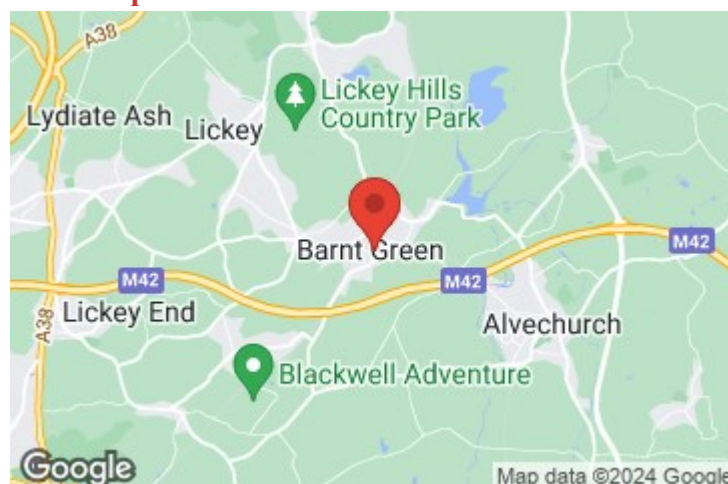
TBC

VIEWING

Strictly through our Reception on 01527 584 242



Area Map



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