



FREEHOLD INVESTMENT OPPORTUNITY

For Sale

712 - 716 Chester Road, Erdington, Birmingham B23 5TE
(Available Individually)

- Freehold Retail and Residential Investment opportunity
- Fully Let producing £60,000 per annum
- Prominent main road location
- Comprises 3 Retail shops and 3 Apartments
- Offers based on £750,000



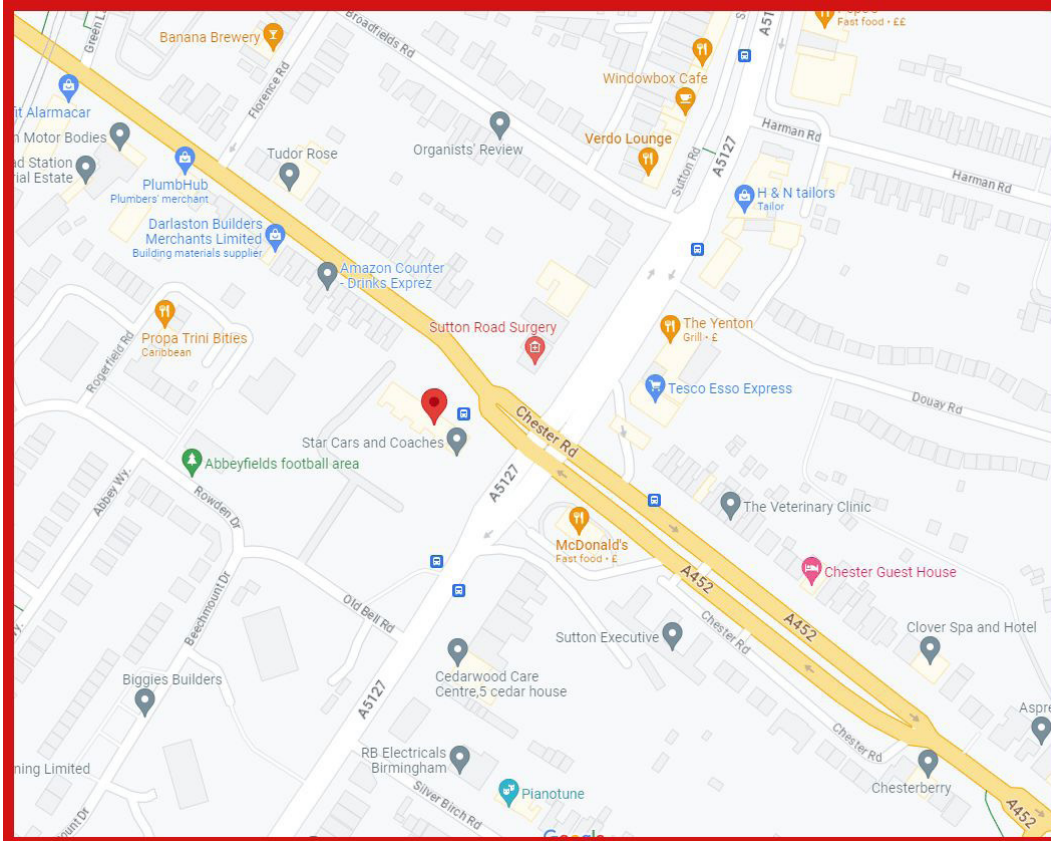
LOCATION

The properties form part of a prominent parade of retail shops at the main junction of the A452 Chester Road and the A5127 Sutton Road in Erdington and lies adjacent to McDonalds.

Erdington lies approx. 4.5 miles north-east of Birmingham city centre and benefits from excellent road links. Important roads that access the area include A38 (Birmingham to Derby road), A5127 (Gravelly Hill) and the A47 Spine Road. The M6 motorway forms the southern border of the district, with connections at Junction 6 (Gravelly Hill Interchange). There is a well-established network of bus routes through Erdington with connections to Birmingham city centre and Sutton Coldfield.. The properties are located within walking distance of Chester Road railway Station.

DESCRIPTION

The properties comprise 3 ground floor retail shops with 3 separate self contained apartments above.



TENANCY SCHEDULE

ADDRESS	TENANT	LEASE TERM	ANNUAL RENT
Ground Floor 712 Chester Road	Roof Miah T/A Balti Hut Takea- way	25 years from 14/04/2014	£16,000
First Floor 712	Residential	AST	£6,000
Ground Floor 714 Chester Road	Tariq Mahmood T/A Express Wines	25 years from 25/03/2003	£13,000
First Floor 714	Residential	AST	£6,000
Ground Floor 716 Chester Road	Alfat Hussain T/A Tasty Pizza	20 years from 30/11/2016	£13,000
First Floor 716	Residential	AST	£6,000
TOTAL			£60,000

PRICE

Offers in the region of £750,000 are sought for the Freehold interest, subject to the existing tenancies, equating to a NIY of 7.59%. Offers are invited for the properties on an individual basis.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

TENURE

Freehold, subject to the existing tenancies.

VALUE ADDED TAX

We are advised that VAT is not applicable. However, if VAT is payable, then it is anticipated that the sale will be dealt with by way of a TOGC.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

EPC

Available upon request.



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property. A director of Bond Wolfe has a vested interest in this property.

Bond Wolfe is a trading name of Bond Wolfe Limited. Company Reg No: 11576880
Registered in England and Wales. Registered office: 5 6 Greenfield Crescent, Edgbaston, Birmingham, B15 3BE



Traditional values, modern solutions

75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  agency@bondwolfe.com  bondwolfe.com