

# FOR SALE



## FREEHOLD INVESTMENT - MIXED RESIDENTIAL & COMMERCIAL 1192 WARWICK ROAD, ACOCKS GREEN, BIRMINGHAM, B27 6BT



### LOCATION

The premises are prominently located in the centre of Acocks Green on the corner of Woodberry Walk, directly opposite **ALDI & FARMFOODS**.

### DESCRIPTION

The investment comprises a ground floor property which is let to Coral Bookmakers. Above there are **4** self-contained residential flats which were completed in 2015. The residential accommodation is to a very high standard and includes double glazing throughout, gas central heating etc. There are **4** car parking spaces to the rear for the flats. The flats are licenced with Birmingham City Council.

02 have a unit in the rear car park and masts on the rear of the building.

### PRICE

Offers in excess of **£700,000** are invited.

### VAT

We understand that VAT is not payable on the purchase price, however, interested parties are advised to make their own enquiries.

### LEGAL COSTS

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

### INCOME

#### Ground Floor Premises

The premises are let to Ladbrokes Betting & Gaming Ltd, trading as Coral on a 10-year lease from 30.11.2020, subject to a tenant break and rent review on 30.11.2025. The current rent of **£11,200pa**.

The Rateable Value is **£14,000**. Please contact the Local Authority for further information.

Floor Area from Rating Assessment 99.5 sq m/1071 sq ft.

A copy of the EPC will be available shortly.

### Residential

All the flats are managed and let on AST's.

Flat One – 2 Bed - **£775 pcm**

Flat Two – Studio - **£700 pcm**

Flat Three – 2 Bed - **£800 pcm**

Flat Four – Studio - **£700 pcm**

### 02 Masts

10-year agreement from November 2016 at **£8,500 pa**.

**Total Rental Income £55,400.**

### ENERGY PERFORMANCE CERTIFICATES

Copies of the certificates are available upon request.

Flat One – 2 Bed - The property has a rating of 83 (Band B).

Flat Two – Studio - The property has a rating of 81 (Band B).

Flat Three – 2 Bed - The property has a rating of 79 (Band C).

Flat Four – Studio - The property has a rating of 78 (Band C).

### VIEWING

By arrangement with AMT Commercial on 01527 821 111

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