

## FOR SALE FREEHOLD INVESTMENT – £472,500

### 101 ALCESTER ROAD, MOSELEY, BIRMINGHAM, B13 8DD



- Prominently located in the heart of Moseley Village fronting the A435 Alcester Road
- In close proximity to the very popular Moseley Park
- Ground floor let to Oxfam at a rent of £15,750 per annum
- Spacious 3 bedroom duplex flat let on a periodic AST at a rent of £1,400 PCM
- Benefits from a combined total rent of £32,550 per annum
- Net initial yield of 6.5%

## Location

Moseley is a desirable suburb of Birmingham, around 2.5 miles south of the city centre. The area is a popular cosmopolitan residential location and leisure destination, with a number of pubs, bars and restaurants. Moseley also benefits from having many boutiques and other independent retailers.

The property is located in a prime position in the centre of Moseley Village fronting the busy A435 Alcester Road. The historic and popular Moseley Park is located to the rear of the property. Nearby occupiers include Palermo, JAQKS, Dixons Estate Agents, One Trick Pony, Sorrento Lounge, amongst numerous others.

## Property Description

The property is a three-storey mid-terrace Victorian building of traditional brick-built construction under a pitched slate roof. There is a small single storey extension to the rear.

## Retail Accommodation

The ground floor comprises of a retail premises with a sales area to the front and ancillary accommodation to the rear. There is additional ancillary accommodation in the basement which is used for storage. It is understood that Oxfam has traded from this unit since 2011. There is a communal driveway to the rear and the retail accommodation has been allocated 1 car parking space.

The ground floor and basement comprises of the following approximate NIA floor areas:

**Ground Floor: 804 square feet**

**Basement: 479 square feet**

## Residential Accommodation

The duplex flat is located on the upper floors and it is accessed from the rear of the property via a private external staircase. The flat benefits from various period features as well as views of Moseley Park from the rear.

The accommodation briefly comprises a hallway, spacious living / dining room, three bedrooms (one is currently used as an office), kitchen and a shower with a WC. The approximate NIA of each room is available upon request.

The residential accommodation has been allocated 1 car parking space to the rear of the property.

## Tenure

The property is held freehold.

## Tenancy

The ground floor and basement is let to Oxfam on a 5 year internal, repairing and insuring lease expiring on 5<sup>th</sup> February 2029 at a passing rent of £15,750 per annum. There is a tenant only break clause on 5<sup>th</sup> February 2027.

## Assured Shorthold Tenancy

The duplex flat is let furnished on a **statutory** periodic assured shorthold tenancy at a rent of £1,400 PCM. This equates to a rent of £16,800 per annum. Further details are available upon request.

## Proposal

We are instructed to seek offers in the region of £472,500.

This represents a net initial yield of around 6.5% based on a rent of £32,550 (allowing for 6% of purchaser's costs).

## Services

We understand the property is connected to all mains service.

## Business Rates and Council Tax

The property is assessed as a 'Shop and premises' and the Rateable Value is £12,250 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT is not applicable on the sale of the property.

## EPC

The property has an EPC rating of Band C. A copy is available upon request.

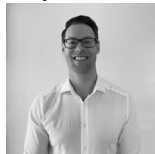
## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

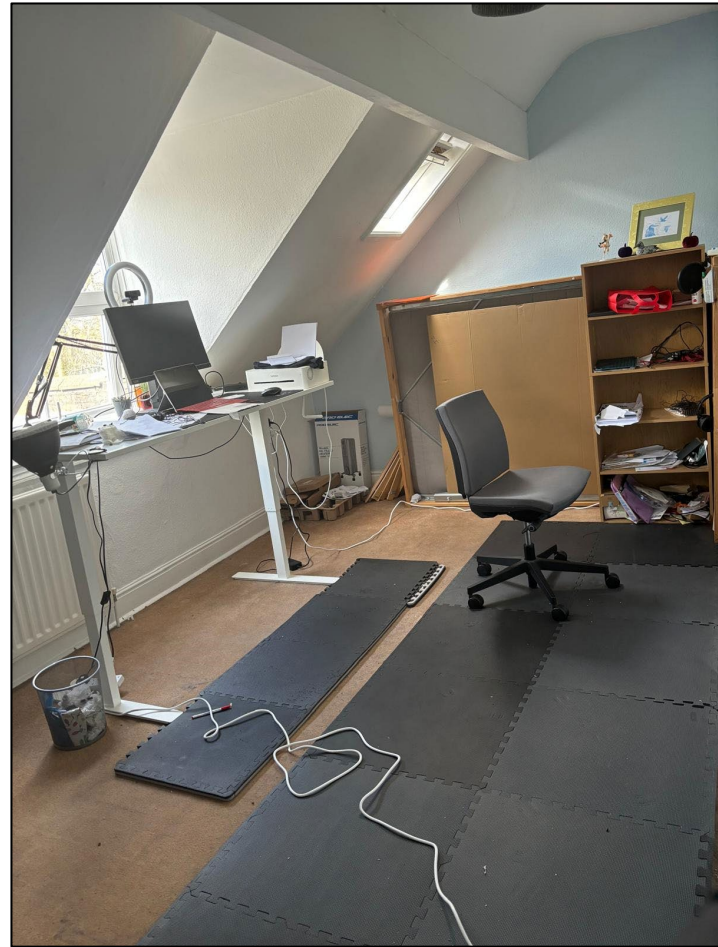
## Enquiries



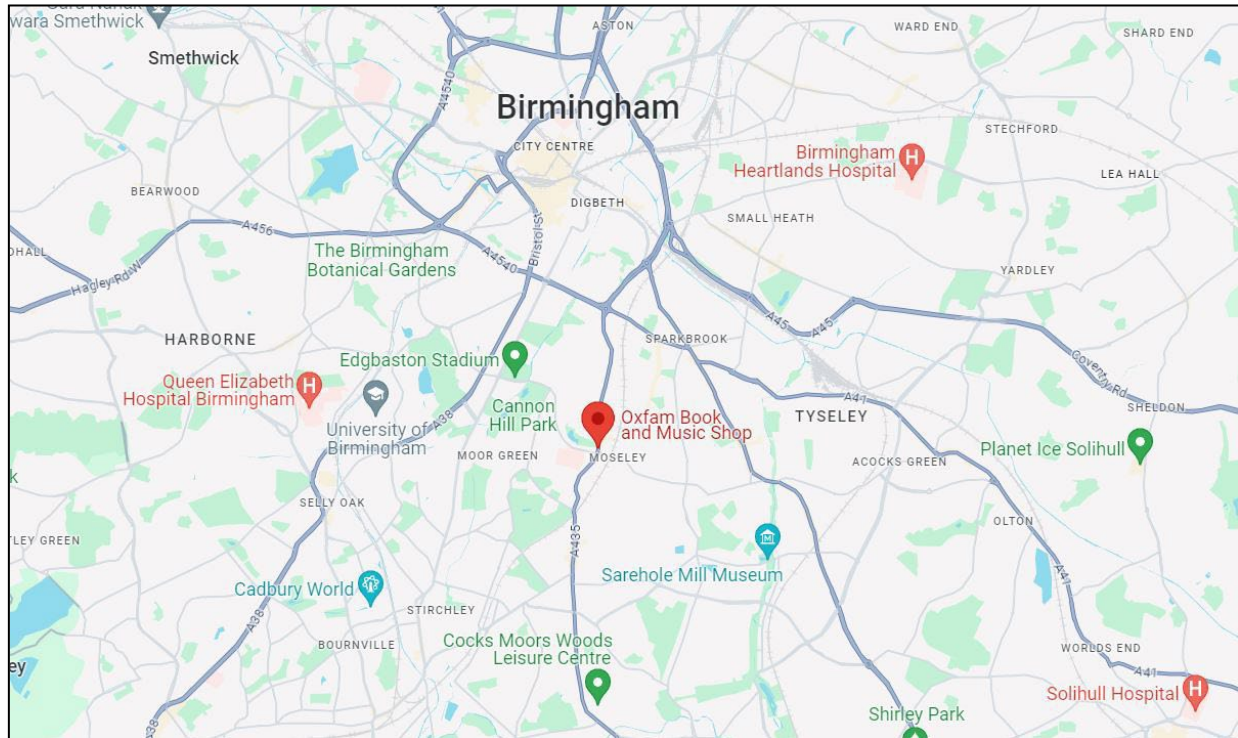
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**Location Plan**



**Site Plan**



**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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## Our Services & Offices

