



12, 12A, 12B, High Street, Rowley Regis, B65 0DT

Offers In The Region Of £125,000



All Buildings Great & Small

FOR SALE - An opportunity to acquire a freehold investment premises including a ground floor lock-up shop currently producing a rent of £9,600 per annum. The freehold interest also includes a further ground floor shop and first floor offices which are subject to long leases at peppercorn ground rents and therefore produce no rental income. EPC = No. 12 (73 - D), 12A (46 - B), 12B (68 - C).

12 HIGH STREET:

RETAIL SALES AREA: 3.42m (shop front) x 15.9m

PARTITIONED STORE: 1.9m x 1.92m

REAR LOBBY:
With access to rear.

KITCHEN: 2.19m x 2.21m

WASHROOM

12A HIGH STREET:

RETAIL SALES AREA: Frontage 3.78m (maximum width 5.45m) x 16m

REAR STORE: 5.36m x 3.13m plus 1.60m x 1.51m

KITCHEN: 1.81m x 1.48m

TWO WASHROOMS

ACCESS TO REAR YARD

12B HIGH STREET (OFFICE SUITE)

GROUND FLOOR

ENTRANCE LOBBY: 1.40m x 1.80m
With staircase and meter cupboard off.

FIRST FLOOR

LANDING

ROOM 1 (FRONT, RIGHT): 3.67m max. x 3.92m max.

ROOM 2 (FRONT, LEFT): 3.64m x 3.98m plus 2.64m x 0.95m

ROOM 3 (REAR, LEFT): 3.65m x 3.44m

ROOM 4 (REAR, RIGHT): 2.52m x 4.44m and 1.09m x 2.05m

KITCHEN: 2.19m x 3.91m

ADDITIONAL ROOM: 2.12m x 3.49m
(Former washroom)

USEABLE INTERNAL FLOOR AREA: 74.38 SQ.M.

OUTSIDE

REAR ACCESS:

The owner advises that there is vehicular access over and to the rear of the premises for deliveries but not for parking.

SERVICES AND APPLIANCES

Mains electricity, water and drainage are connected to each property. There is electric heating to number 12B. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

RATING ASSESSMENT

Rateable Value (from 1st April 2023):

12 High Street - £8,500

12A High Street - £11,250

12B High Street - £6,000

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

LEASES

12 High Street - Held on a 21 year lease from the 1st April 2010. The current rent is £9,600 per annum. A rent review is due in 2026.

12A High Street - Held on a 999 year lease from the 23rd August 2022 (expiring on the 22nd August 3021) at a peppercorn ground rent.

12B High Street - 999 year lease from the 30th March 2020 (ending on the 29th March 3019) at a peppercorn ground rent.

The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING

Strictly by prior appointment via Agents.

IMPORTANT NOTE

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf) This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken. It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

ANTI-MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.

Find information about a property in England or Wales:
<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:
<https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:
<https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:
<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:
<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>
<https://www.findmysupplier.energy>

Electric supply:
<https://www.energynetworks.org/customers/find-my-network-operator>
<https://www.nationalgrid.co.uk>

Water supplier:
<https://www.ofwat.gov.uk/households/your-water-company>
<https://www.water.org.uk/customers/find-your-supplier>

Consumer code for house builders:
<https://consumercode.co.uk>

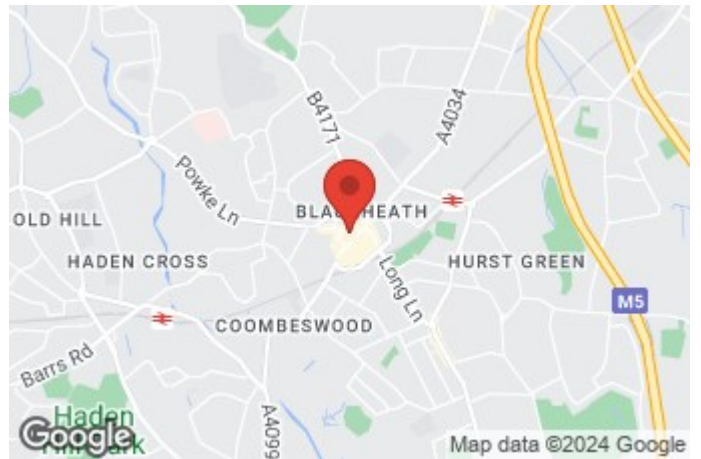


Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

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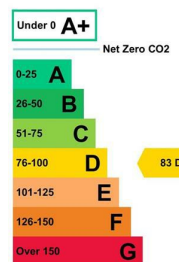
Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



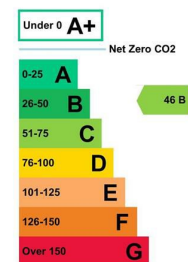
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