

# Cottons

## CHARTERED SURVEYORS

852-854 Alum Rock Road &  
61-63 Thornton Road,  
Ward End,  
Birmingham, B8 2TX



- Modern Commercial Development Built 2022.
- Desirable Commercial Location
- Potential for Further Change of Use (subject to planning)
- Currently Six Letting Units & Large Third Floor Storage Unit
- With Original 10 Year Build Warranty
- Majority with Vacant Possession

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

## Property Tenure

Freehold

## Location

The property is situated on the corner of Alum Rock Road and Thornton Road, in a prominent location on Pelham Shopping Centre, in a densely populated residential location, conveniently situated;

-Circa. 0.5 miles from Alum Rock & Fox & Goose District Shopping Centre.

-Circa. 0.5 miles from upcoming Washwood Heath HS2 Service Depo.

-Circa 0.9 miles from Birmingham Heartlands Hospital.

-Circa. 2.8 miles from Aston and Birmingham City University.

-Circa. 2.9 miles from upcoming Curzon Street HS2 Station into Birmingham City Centre.

-Circa. 3.4 miles from Birmingham City Centre

-Circa. 5.9 miles from Birmingham Airport.

## Description

A newly built three storey commercial development completed December 2022, following complete demolition of former retail unit.

The development comprises three self-contained retail units at ground floor, with three office units at first floor and large storage at the third floor area.

Our client has advised the property is within 10 year New Build warranty. All 7 units have 'A'-rated EPCs.

The building is largely block cavity wall constructed with some steel frame/beams, with all external walls rendered finish.

## Accommodation

### 852 Alum Rock Road

With retail area, rear staff area/kitchen, W.C.

Total Net Internal Area - 66.9 sq. metres (720 sq. ft).

ITZA - 31.98 sq. metres (344 sq. ft).

### 854 Alum Rock Road

With retail area, W.C, kitchen and office.

Total Net Internal Area - 124.03 sq. metres (1,335 sq. ft).

ft).

ITZA - 38.73 sq. metres (417 sq. ft).

### 61 Thornton Road

Retail Area.

Total Net Internal Area & ITZA - 32.82 sq. metres (353 sq. ft).

### 63 Thornton Road (First Floor)

Accessed via secure entry door with stairs leading to first floor corridor with doors leading into;

### Unit 1, 63 Thornton Road

Main unit area, W.C.

Total Net Internal Area - 70.15 sq. metres (755 sq. ft).

### Unit 2, 63 Thornton Road

Customer Reception W.C., office

Total Net Internal Area - 54.97sq. metres (592 sq. ft).

### Unit 3, 63 Thornton Road

Office area, W.C.

Total Net Internal Area - 34.36 sq. metres (370 sq. ft).

### Unit 4, 63 Thornton Road (Second Floor)

With first floor hallway, stairs leading to second floor corridor, room one (16.09 sq. metres), kitchenette with W.C., room two (39.97sq. metres) with storeroom off (2.63 sq. metres) (client has advised that waste plumbing is in place which would accommodate W.C).

Total Net Internal Area - 58.69 sq. metres

## Tenancy Agreements

854 Alum Rock Road is let on a 7 year full repair and insuring lease on 22nd March 2022.

The tenant is currently paying £27,000 per annum.

Unit 2, 63 Thornton Road is currently let informally for £7,200 per annum. Whilst the unit can be offered with vacant possession on completion, the tenant has expressed a desire to remain in the property and a formal lease may be negotiable to be set up prior to completion subject to terms.

The rest of the development is offered with vacant possession on completion.

**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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#### RICS Surveys

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## Business Rates

All from 1st April 2023 to present;  
-852 Alum Rock Road - TBC  
-854 Alum Rock Road - £18,500  
-61 Thornton Road - £4,350  
-Unit 1, 63 Thornton Road - TBC  
-Unit 2, 63 Thornton Road - £5,600  
-Unit 3, 63 Thornton Road - £4,950  
-Unit 4, 63 Thornton Road (Second Floor Unit) - £5,800

Qualifying letting applicants may be able to claim Small Business Rates Relief. Landlords could direct tenants to make enquiries with the Charging Authority, Birmingham City Council.

## Services

852 Alum Rock Road - Own 3 Phase Electricity supply, water, drainage.

854 Alum Rock Road - Own 3 Phase Electricity supply, water, drainage and air conditioning.

Units @ 63 Thornton Road - 3 Phase Electric supply, water, drainage. All units are sub metered off landlord's supply. 61 Thornton Road has potential for sub meter.

There is a private landlord meter room accessed via secure entry door from Thornton Road.

There are 4 main water supply lines to the building. There is a single gas line utilised by 63 Thornton Road in part.

Fire alarm panel and system of smoke detectors, emergency lighting are installed on site.

## Offers

Offers are invited to be submitted in writing to "domalley@cottons.co.uk" along with supporting evidence of financing.

## Legal Costs

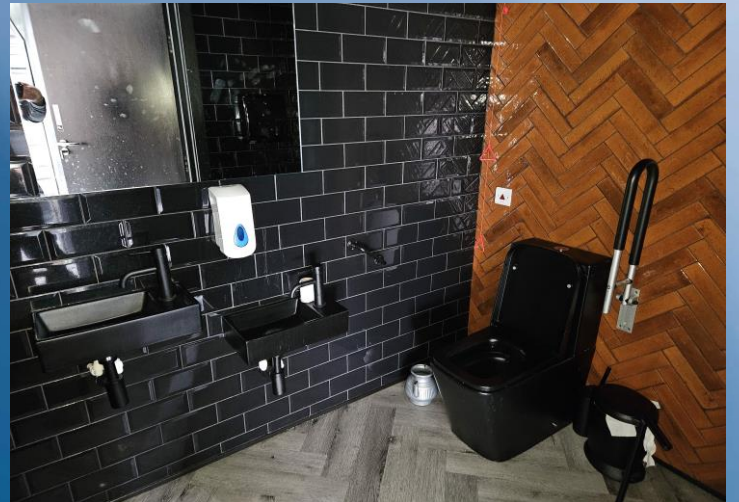
Each party shall be responsible for their own legal costs.

## Agent's Commission

The Agent's commission is to be paid by the purchaser at 1.8% including VAT (1.5% plus VAT) of the agreed sale price.

Cottons Chartered Surveyors 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 copy for the guidance of intending purchasers or lessees, and do not 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 without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

Cottons Chartered Surveyors have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must be taken as a guide only.



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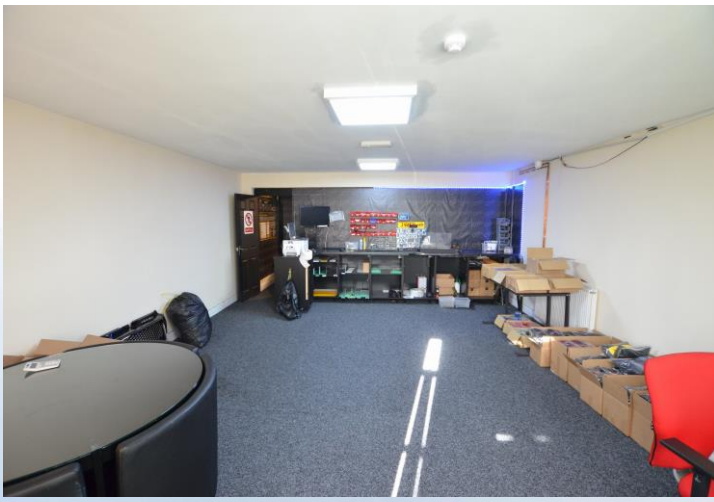
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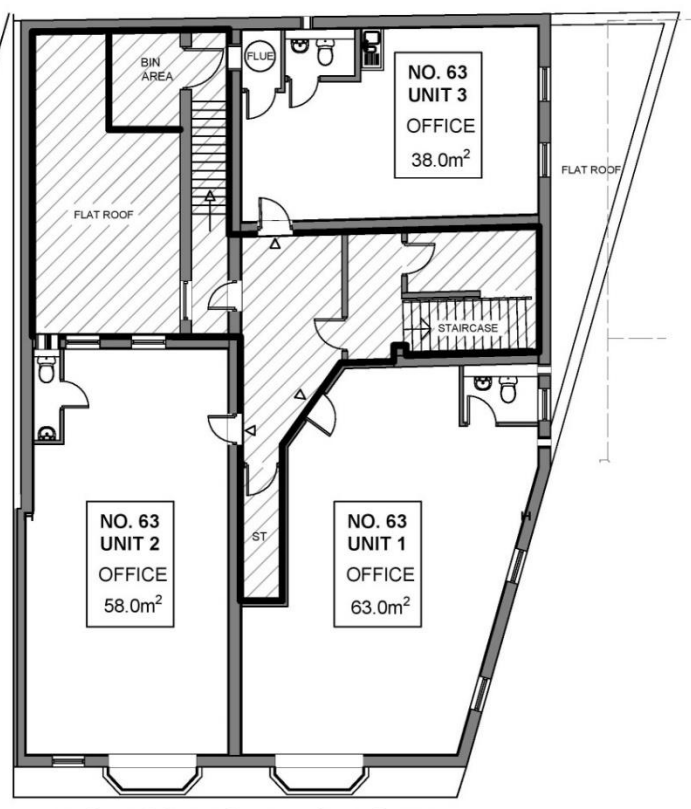
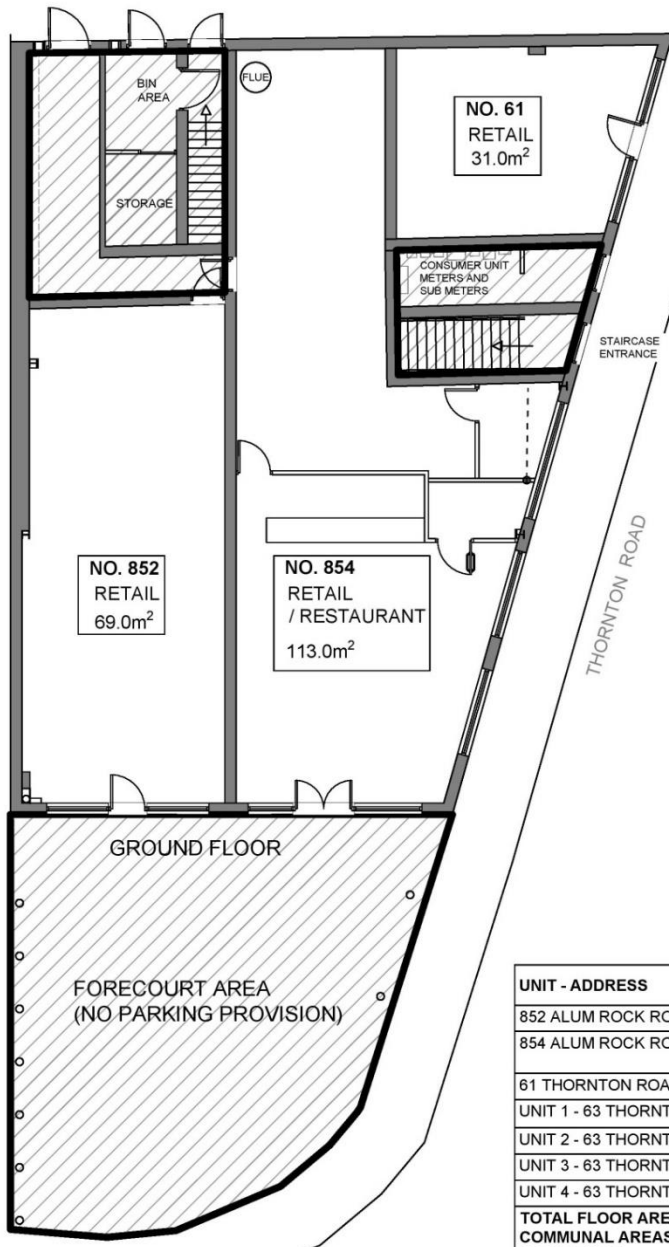






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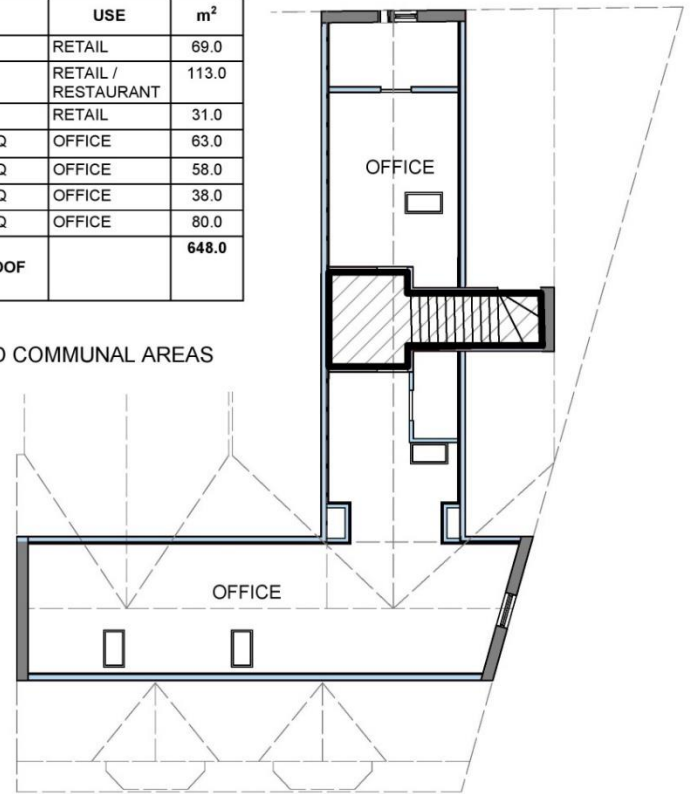


FIRST FLOOR - NO. 63 THORNTON RD

UNIT - ADDRESS	USE	m <sup>2</sup>
852 ALUM ROCK ROAD, B8 2TX	RETAIL	69.0
854 ALUM ROCK ROAD, B8 2TX	RETAIL / RESTAURANT	113.0
61 THORNTON ROAD, B8 2LQ	RETAIL	31.0
UNIT 1 - 63 THORNTON ROAD, B8 2LQ	OFFICE	63.0
UNIT 2 - 63 THORNTON ROAD, B8 2LQ	OFFICE	58.0
UNIT 3 - 63 THORNTON ROAD, B8 2LQ	OFFICE	38.0
UNIT 4 - 63 THORNTON ROAD, B8 2LQ	OFFICE	80.0
<b>TOTAL FLOOR AREA INCLUDING COMMUNAL AREAS (EXCLUDING ROOF STRUCTURE)</b>		<b>648.0</b>

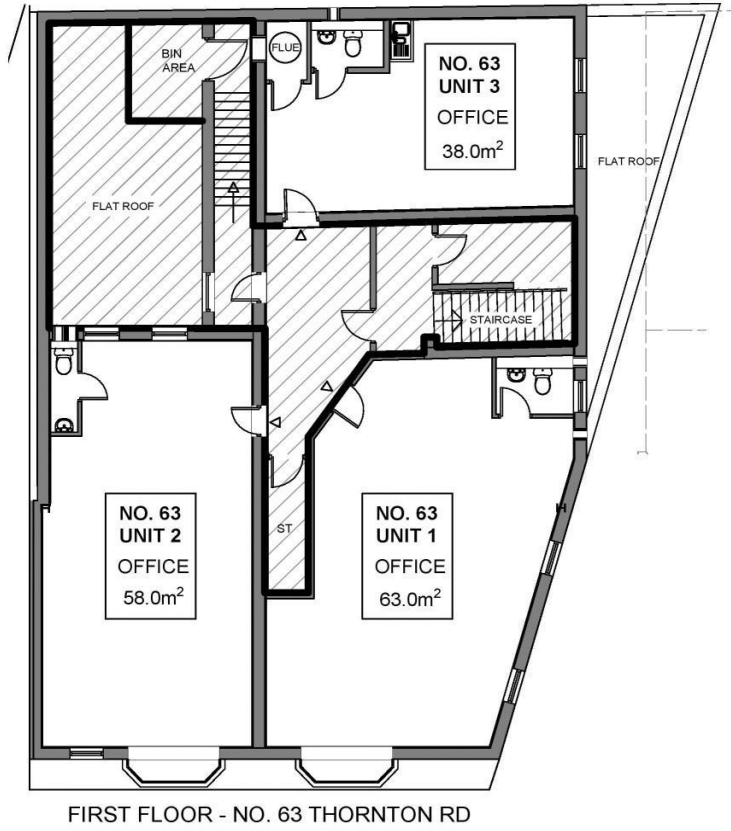
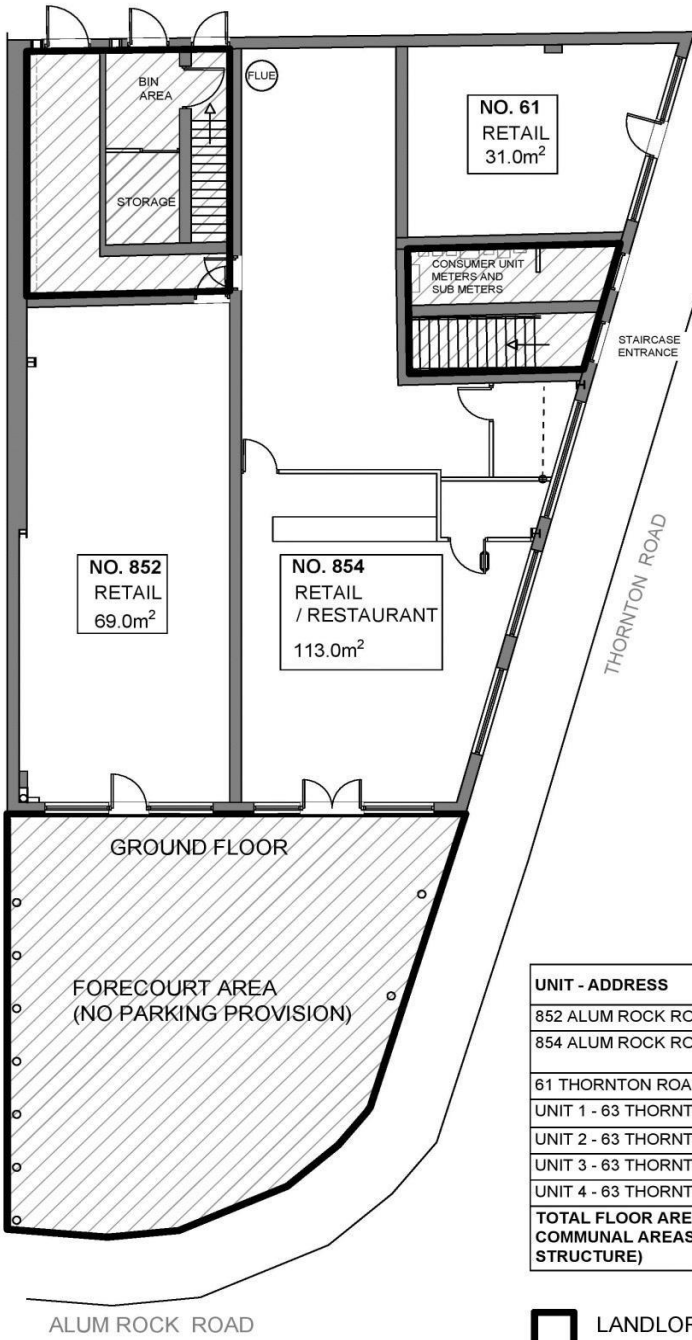
ALUM ROCK ROAD

 LANDLORD AREA AND COMMUNAL AREAS



LOFT

NO. 63  
UNIT 4  
80.0m<sup>2</sup>



UNIT - ADDRESS	USE	m <sup>2</sup>
852 ALUM ROCK ROAD, B8 2TX	RETAIL	69.0
854 ALUM ROCK ROAD, B8 2TX	RETAIL / RESTAURANT	113.0
61 THORNTON ROAD, B8 2LQ	RETAIL	31.0
UNIT 1 - 63 THORNTON ROAD, B8 2LQ	OFFICE	63.0
UNIT 2 - 63 THORNTON ROAD, B8 2LQ	OFFICE	58.0
UNIT 3 - 63 THORNTON ROAD, B8 2LQ	OFFICE	38.0
UNIT 4 - 63 THORNTON ROAD, B8 2LQ	OFFICE	80.0
<b>TOTAL FLOOR AREA INCLUDING COMMUNAL AREAS (EXCLUDING ROOF STRUCTURE)</b>		<b>648.0</b>

 LANDLORD AREA AND COMMUNAL AREAS

