

Cottons

CHARTERED SURVEYORS

63 Thornton Road, Ward End,
Birmingham, B8 2LQ

Offers in the region of
£400,000



- Modern Commercial Development Built 2022.
- Three First Floor Office Units and One Second Floor Store Unit
- EPC Ratings All 'A'
- Desirable Commercial Location
- With Original 10 Year Build Warranty
- Offered with Vacant Possession

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
cottons.co.uk

Location

The property is situated on the corner of Thornton Road and Alum Rock 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

The first and second floor accommodation within a newly built three storey commercial development completed December 2022, following complete demolition of former retail unit.

The accommodation consists of with three office units at first floor and large storage at the second floor area.

Our client has advised the property is within 10 year New Build warranty.

All 4 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

Ground and First Floor

Accessed via secure entry door from ground floor off Thornton Road 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 (632 sq. ft).

Tenancy Agreements

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.

Business Rates

- 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

3 Phase Electric supply, water, drainage. All units are sub metered off landlord's supply. There is a private landlord meter room accessed via secure entry door from Thornton Road.

There is a single gas line utilised by 63 Thornton Road in part.

System of smoke detectors and emergency lighting are installed on site.

Lease Terms

The property is offered with a new 125 year lease with a peppercorn ground rent.

Service Charges

A service charge shall be payable towards buildings insurance for the development, external maintenance, internal maintenance of shared communal areas and communal electric.

Our client shall set up service charge management prior to completion.

Redevelopment Potential

The development may offer scope for alternative uses.

Prospective purchasers are advised to make their own investigations with Birmingham City Council.

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.

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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Residential Lettings	0121 247 2299 lettings@cottons.co.uk
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Energy Performance Certificates	0121 247 2299 epc@cottons.co.uk
RICS Valuation Surveys	0121 247 4747 sales@cottons.co.uk



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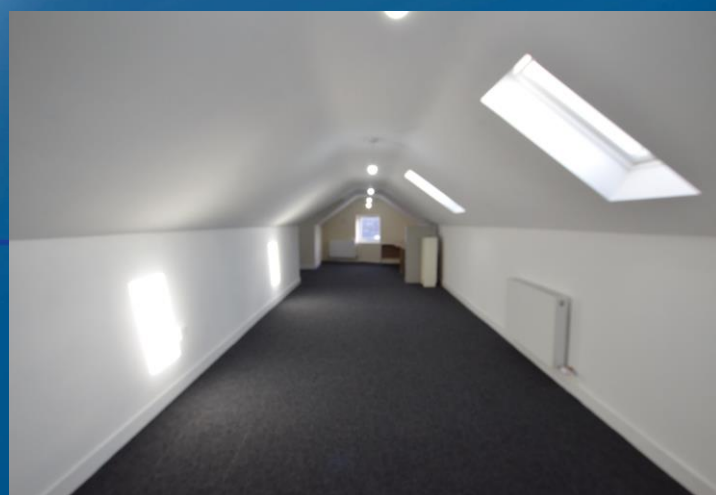
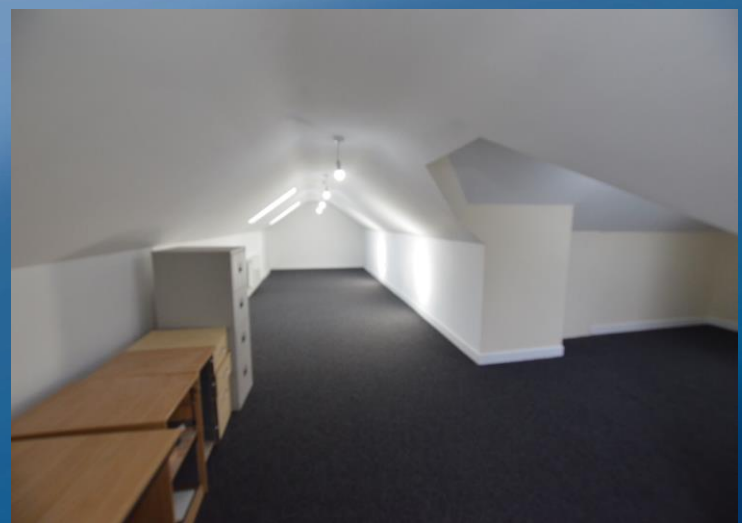
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The Property Ombudsman





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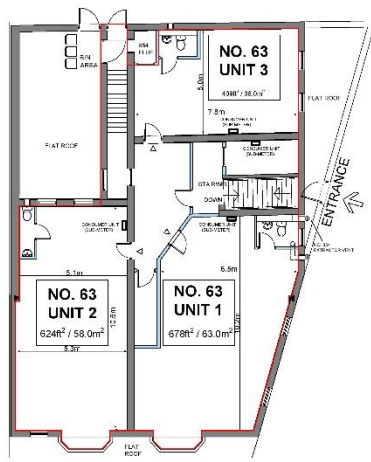
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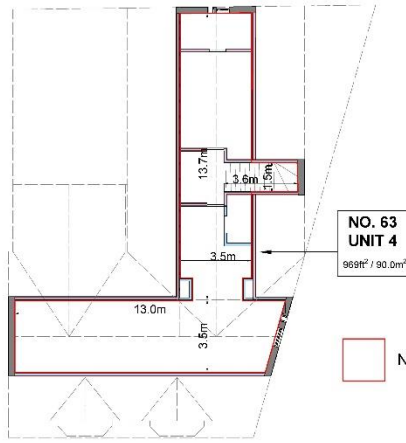
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FIRST FLOOR - 63 THORNTON RD



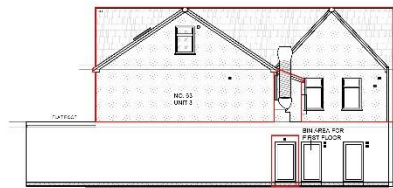
SECOND FLOOR - 63 THORNTON RD



SITE PLAN 1:500@A1



FRONT ELEVATION

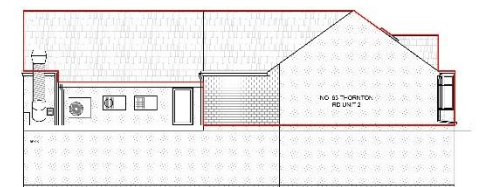


REAR ELEVATION



THORNTON ROAD ELEVATION

ENTRANCE



SIDE ELEVATION