



FREEHOLD MIXED-USE TOWN CENTRE INVESTMENT FOR SALE

21-23a Birmingham Road, Sutton Coldfield, B72 1QA



10,503 SqFt (975.73 SqM) | £1,900,000 offers in the region of

Key Features

- Rare opportunity to acquire a mixed-use investment within this popular parade.
- Prominent main road location within Sutton Coldfield Town Centre.
- Potential to convert vacant offices for alternative uses (subject to planning)
- Let to a strong anchor tenant in Loungers Ltd.
- Current income £74,000 per annum exclusive
- Sale Price - Offers in the region of £1,900,000



LOCATION

Sutton Coldfield is an affluent suburb of Birmingham located approximately 6 miles north east of the city centre. The premises are prominently situated fronting Birmingham Road (A5127) which is the main arterial route linking Sutton Coldfield Town Centre with Birmingham and within walking distance of the town centre and Gracechurch Shopping Centre. Neighbouring occupiers include mainly retail and restaurant/bar occupiers to include Lloyds Bank, Tesco Express, Pizza Express, Brewhouse & Kitchen, Betfred and Nandos.

DESCRIPTION

The property comprises a three storey mixed-use investment situated within Sutton Coldfield town centre. The premises comprise two retail units, one occupied by a casual dining operator and the second being a self-contained coffee shop. The first and second floors comprise self-contained office accommodation and additional office accommodation is available to the rear of the main building accessed via a side entrance door off Farling Lane.

Area	SqFt	SqM
Loungers Ltd	4,409	409.6
Under Pressure Espresso	510	47.38
21-23a (Upper Floors)	3,675	341.41
Rear 21-23a (First Floor)	1,909	177.35
Total Floor Area	10,503	975.73

TENANCIES

Ground and part First Floor, 21-23 Birmingham Road - Let to Loungers Ltd for a term of 15 years commencing from 18 November 2014 at a passing rent of £55,000 per annum, subject to review on 18 November 2024 and 18 November 2029.

Ground Floor, 23A Birmingham Road - Let to Under Pressure Espresso for a term of five years commencing 24 June 2019 at a rental of £19,000 per annum exclusive.

21-23A First and Second Floors and rear first floor, Birmingham Road - Currently vacant with potential for alternative uses, (subject to planning).

TENURE

Freehold

PRICE

Offers in the region of £1,900,000

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

Energy Performance Certificates are available upon request

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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HM Land Registry Current title plan

Title number **WM198295**
Ordnance Survey map reference **SP1195NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Midlands :**
Birmingham



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