

FREEHOLD MIXED USE INVESTMENT FOR SALE

Arthur House, 21 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL

8,745 SqFt (812.41 SqM) | Guide Price - Offers around £2.2 million





KEY FEATURES

- Opportunity to acquire prime mixed use investment
- Located in strong affluent suburb of Sutton Coldfield.
- Fully let with ground floor let to Majestic Wine.
- **Current net income: £136,753 per annum**
- Potential for further growth
- Guide price - Offers around £2.2 million.

LOCATION

Arthur House is superbly located on Mere Green Road in the heart of Mere Green, an affluent suburb approximately 1.5 miles north of Sutton Coldfield. Arthur House overlooks Mulberry Walk Retail and Leisure Scheme whose occupiers include **Marks and Spencer, Cafe Nero, Starbucks** and **Boots The Chemist**. Other notable occupiers in Mere Green include **Sainsburys, Lidl, Wetherspoons** and **Sofas and Stuff**.

DESCRIPTION

Arthur House was built in 2001 and provides a 3 storey mixed use investment comprising ground floor retail unit let to **Majestic Wine Warehouse Limited** with a separate ground floor entrance providing access via staircase and lift to the first and second floors occupied by **Arthur House Dental Practice** and **Medinet Wales Limited**. Allocated parking spaces.

Area	SqFt	SqM
Majestic Wine Warehouse Ltd - Ground Floor	2,887	268.2
Arthur House Dental Practice (Part First Floor)	897	83.33
Medinet Wells Ltd (Part First Floor)	2,034	188.96
Medinet Wells Ltd (Second Floor)	2,927	271.92
Total Floor Area	8,745	812.41



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TERMS

Freehold subject to the following tenancies:

Majestic Wine Warehouse Limited - 10 yr lease from 21st September 2016 at a rental of £54,853 per annum (11 car spaces).

Arthur House Dental Practice (part first floor) - 20 year lease from 5th November 2021 subject to 5 yearly rent reviews at a rental of £14,800 pa. (2 car spaces)

Medinet Wales Ltd (part first floor) - 6 yr lease from 23rd December 2022 at a rental of £28,500 pa (4 car spaces).

Medinet Wales Ltd (second floor) - 5 year lease from 29th September 2023 at a rental of £41,000 pa (5 car spaces).

ASKING PRICE

Guide Price - Offers around £2.2 million

DATA ROOM

A full suite of information is available to view and download. Access to this data room requires log in and password details, which can be obtained via the following link, [click here](#)

BUSINESS RATES

Majestic Wine Ltd - Rateable Value £47,750

Arthur House Dental Practice (part first floor) Rateable Value £10,750.

Medinet Wells Ltd - (part first floor) -Rateable Value £21,250

Medinet Wells Ltd - second floor - Rateable Value £33,250

Car Parking spaces - assessed separately.

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

EPC

Energy Performance Certificates 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. For a company, any person owning more than 25% must provide the same.

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 may be payable.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

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