

# For Sale



## 6-8 Alcester Road South, Kings Heath, Birmingham, B14 7PU

### A Freehold retail investment opportunity

- Located in popular South Birmingham suburb
- Prominent main road location with high footfall
- Double unit extending to 1,872 sq. ft. (173.97 sq m)
- Let till 30/3/2025
- Passing rent - £40,000 per annum
- Freehold - £510,000 plus VAT, reflecting a NIY of 7.49%

Viewings and further information:  
call us on **0121 525 0600**

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### Location

The property occupies a very prominent position on Alcester Road South near the junction with Vicarage Road, within the prime retail pitch close to the Sainsbury's supermarket. Major multiple retailers within the immediate vicinity include, Boots, WH Smith, Superdrug, Argos and Poundland. It is also situated close to one of Kings Heath's main car parks in Institute Road.

Kings Heath is a popular residential suburb of Birmingham located approximately 4 miles (6km) south of the City Centre, 25 miles (40km) north of Worcester and 20 miles (32km) west of Coventry. The town lies within 5 miles (8km) from Junction 3 of the M42, which in turn links to the M40 (Junction 3A), the M5 (Junction 4A) and the M6 (Junction 7A).

### Description

A prominent double retail unit extending to 1,872 sq. ft. (173.97 sq m) over ground and first floors.

The ground floor comprises an open plan double fronted unit with ancillary accommodation to the first floor. The property currently trades as a café/restaurant.

### Accommodation

Ground Floor – 1,439 sq. ft. (133.73 sq m)  
First Floor – 433 sq. ft. (40.24 sq m)

### Tenure

Freehold

### Tenancy

The property is let to ALLM Limited (trading as Bistro-Café Restaurant) for a term of 5 years from 31/3/2020, expiring on 30/3/2025. The passing rent is £40,000 per annum.

### Price

Offers based on £510,000 are sought for the Freehold interest, subject to the existing tenancy. A purchase at this level represents a net initial yield of 7.49%, allowing for purchasers costs of 4.74%.

### Service Charge

Further information is available upon request.

### VAT

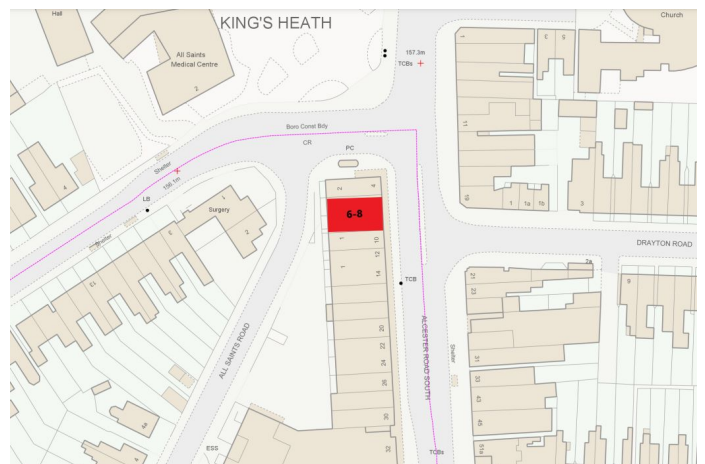
We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

### EPC

Available upon request.

### Disclaimer

A director of Bond Wolfe has a vested interest in this property.



### Anti Money Laundering

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

Agents Note:

A member of Bond Wolfe has a vested interest in this property.

Viewings and further information:

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