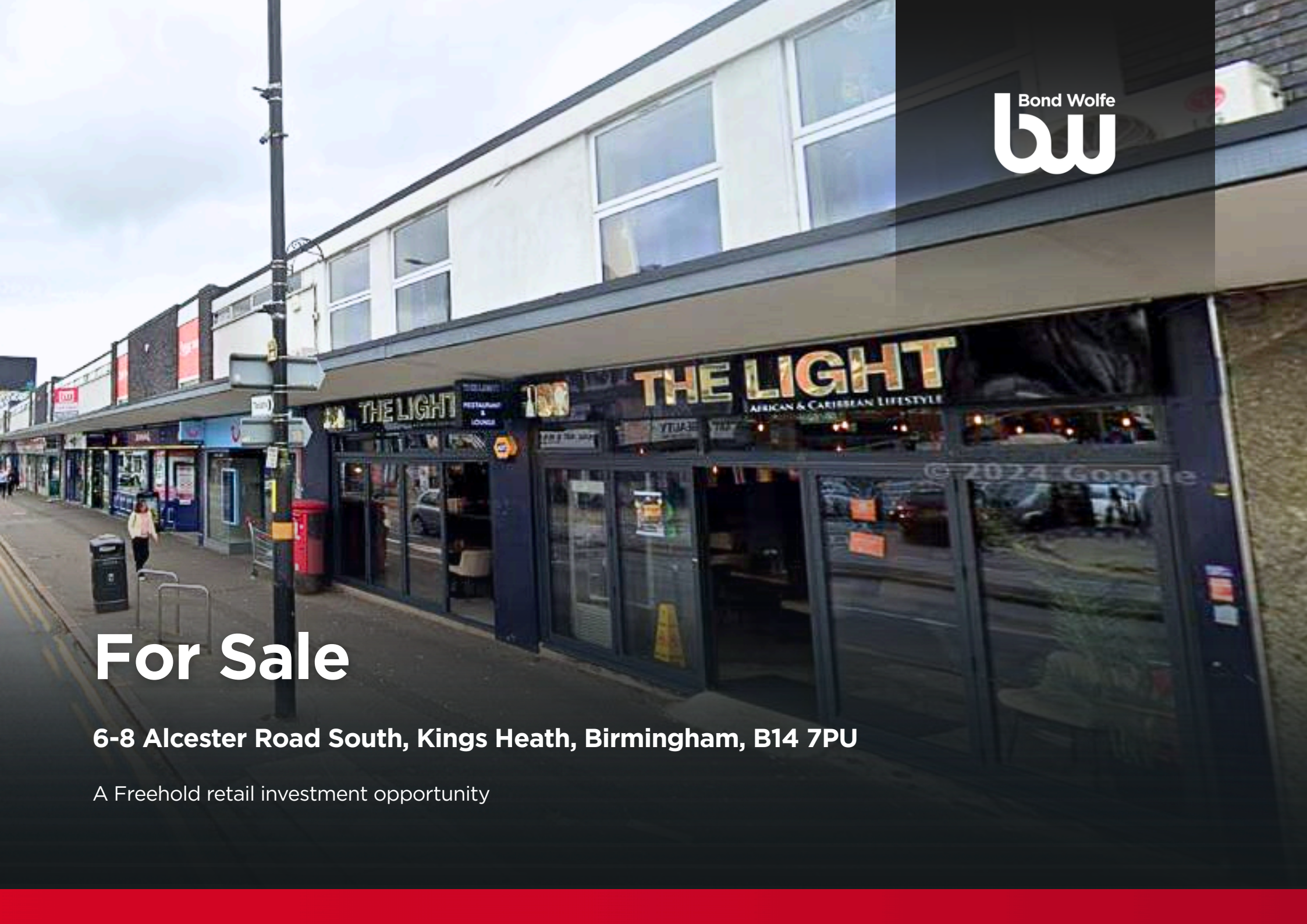


Bond Wolfe

For Sale

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

A Freehold retail investment opportunity

Highlights

- Located in popular South Birmingham suburb
- Prominent main road locarion with high footfall
- Double unit extending to 1,872 sq. ft. (173.97 sq. m)
- Let for a term of 5 years from 25/04/2024, expiring on 24/04/2029
- Passing rent - £40,000 per annum
- Freehold



Offers based on £495,000 plus VAT, reflecting a NIY of 7.72%

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 cafe/restaurant.

Accommodation

Demise	Sq m	Sq. ft.
Ground Floor	133.73	1439
First Floor	40.24	433
Total	173.97	1872



Further Information

Tenure

Freehold.

Tenancy

The property is let for a term of 5 years from 25/04/2024, expiring on 24/04/2029. The passing rent is £40,000 per annum. A copy of the lease is available upon request.

Price

Offers based on £495,000 are sought for the Freehold interest. subject to the existing tenancy. A purchase at this level represents a net yield of 7.72%.

EPC

Available uon request.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

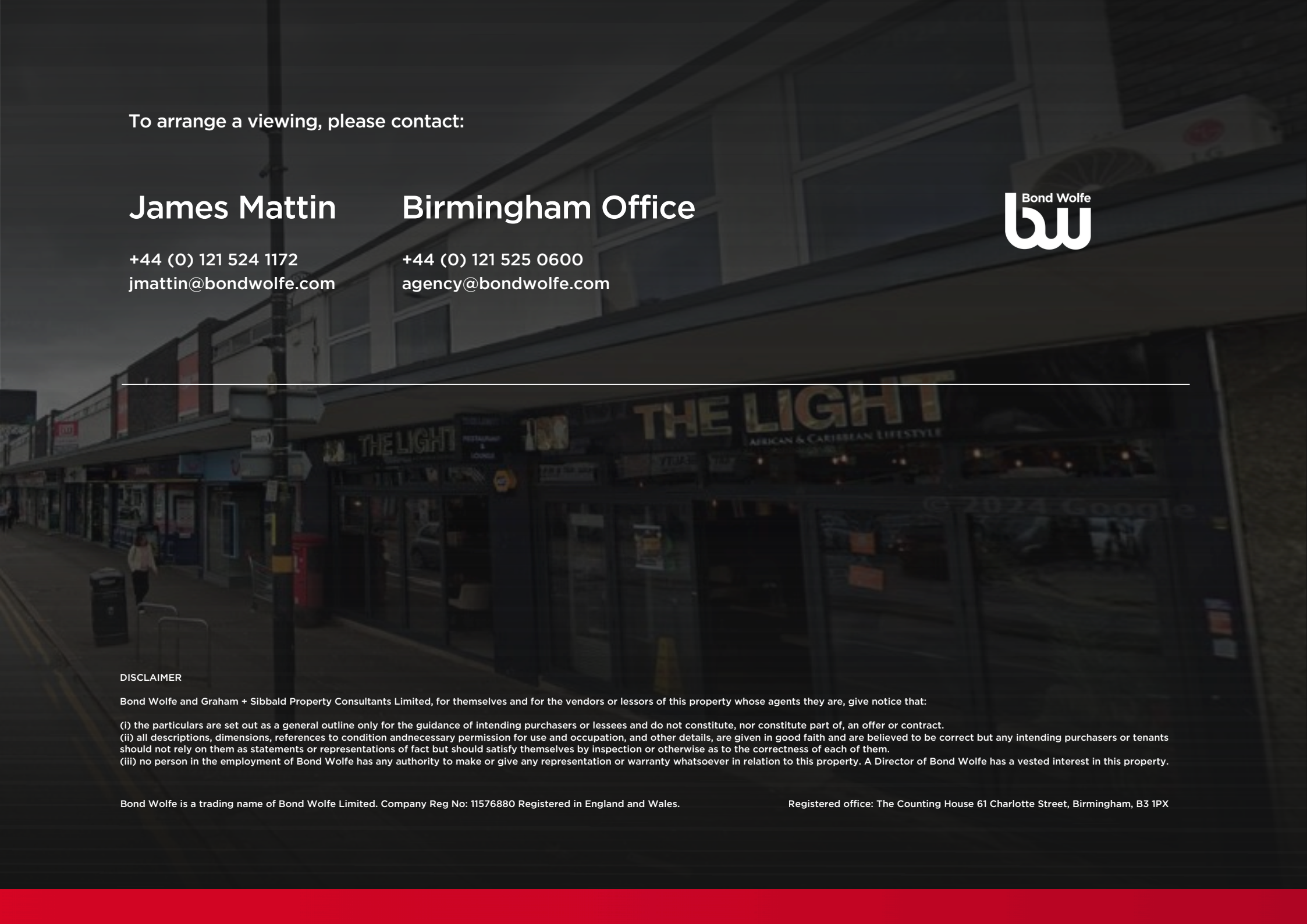
VAT

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

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.





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