



Substantial office investment & owner occupier opportunity in sought after location

For Sale

1231/1233 Stratford Road, Hall Green, Birmingham, B28 9AA.

- Distinctive Freehold Edwardian building with car parking.
- Approximately 2004 sq.ft. (186.28 sq.m.) over two floors
- High quality office accommodation throughout.
- Currently part let to Corps Security (founded 1859) producing £25,000 per annum, with potential for £55,000 pa once fully let
- Existing lease runs for 10 years, expiring May 2028
- Ideal for owner occupier with the benefit of rental income



LOCATION

Cambrai Court occupies a most prominent position on the main A34 Stratford Road in the heart of Hall Green, just 6 miles south of Birmingham City Centre, which is reachable in 9 mins from Hall Green train station. Hall Green is a densely populated suburb and is within relatively short proximity to Shirley High Street and Solihull Town Centre. Access to the local motorway network is provided by Junction 4 of the M42 motorway (circa 3 miles southeast). and easy access to the new HS2 station, represents an ideal opportunity for investment . Cambrai Court is also situated outside of the Clean Air Zone charges with a host of local amenities on the doorstep including Waitrose & Costa.

DESCRIPTION

The property comprises a delightful mid terrace property within a parade of Edwardian properties, enjoying numerous character features. Internally, the offices provide meticulously kept character accommodation, to include all the contemporary and modern amenities required by businesses today, with WC and kitchen facilities to all floors. The property benefits from 7 onsite car parking spaces.

ASSET MANAGEMENT OPPORTUNITIES

- Let the remainder of the office space to the ERV of £55,000 per annum
- Regear of existing leases
- Develop the rear of the property to provide further office accommodation or residential accommodation (subject to planning consent)
- Conversion of the boardroom to further lettable office space
- Owner occupy in part

PLANS

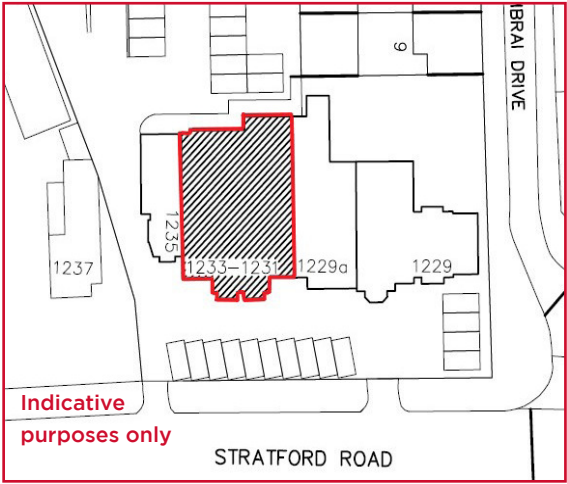
Copies of plans for the buildings and car park are available upon request.



ACCOMMODATION

1231-1233 Stratford Road:

Ground Floor:	4 Office Suites, WC and Kitchen Facilities
First Floor:	5 Office Suites, Store, WCs and Kitchen Facilities
Car Parking	7 allocated car parking spaces





TENANCY DETAILS

The ground floor is currently let to Corps Security for a term of 10 years from May 2018, at a passing rent of £25,000 per annum. The first floor is currently vacant with potential to produce £30,000, taking the overall annual income to £55,000 per annum, once fully let.

TENANT PROFILE

Formed in 1859, Corps are the oldest security company in the world and occupy Cambrai Court as their regional head office.

PRICE

Offers in the region of £600,000 are sought for the freehold interest.

TENURE

Freehold, subject to the existing tenancy.

VALUE ADDED TAX

We are advised that VAT is applicable, and payable in addition to the purchase price, although it is anticipated that the sale will be treated as a TOGC.

LEGAL COSTS

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

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.

EPC

Available upon request.

CONTACT

James Mattin

Email: jmattin@bondwolfe.com

Tel: 0121 525 0600

Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property



Traditional values, modern solutions

75/77 Colmore Row, Birmingham B3 2AP



0121 525 0600



agency@bondwolfe.com



bondwolfe.com