



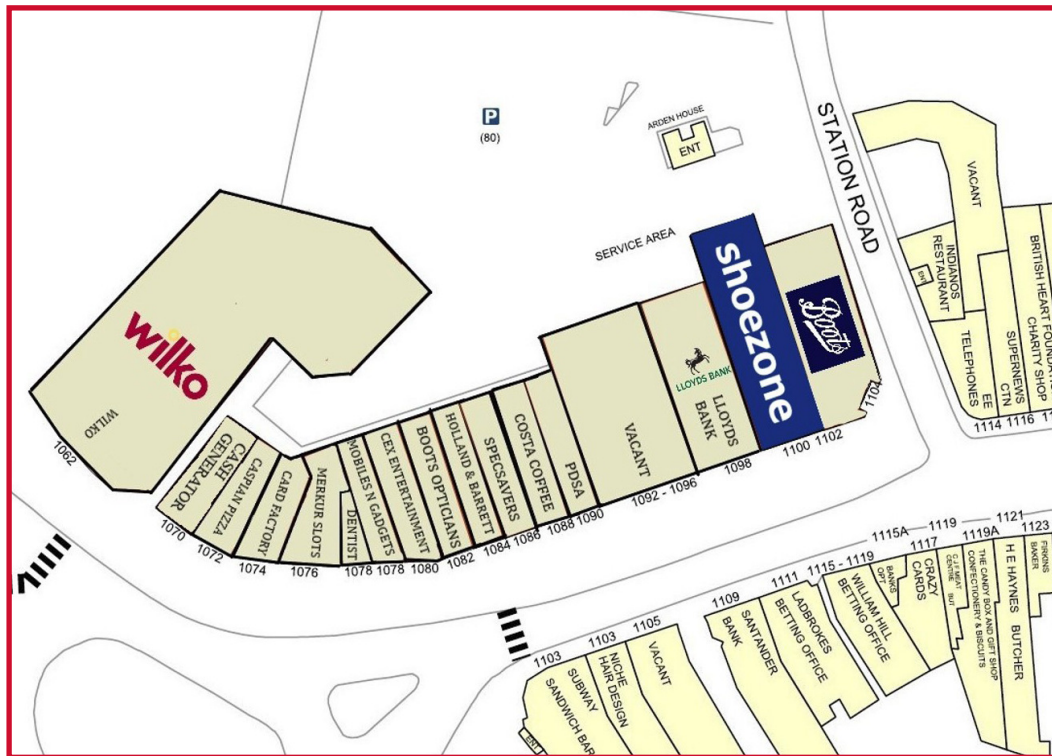
INVESTMENT SALE

1100 Warwick Road, Acocks Green, B27 6BH.

shoezone

SUBJECT
PROPERTY

- Prominent location in thriving neighbourhood shopping suburb
- Rear service access for deliveries
- Let to established national retailer Shoezone until 2027
- Passing Rent - £32,000 plus VAT per annum
- Offers in excess of £435,000 (NIY of 7.05%)



LOCATION

Acocks Green is a major conurbation of Birmingham. The property is located on Warwick Road (A41), some 6 miles south east of Birmingham City Centre. Solihull is 4 miles to the south east, Birmingham International Airport is 5 miles to the east, while the NEC is 9 miles to the east. The M42 motorway is 5 miles to the south via Junction 5 of the M6. Acocks Green shopping centre is on the north side of Warwick Road, fronting on to the roundabout junction with Westley Rd and Shirley Rd. Access to the car parking at the rear is via Station Road. This leads to Acocks Green rail station, less than a mile from the property. Motorway is 6.5 miles to the north. Acocks Green rail station is located in close proximity and has frequent services to Birmingham Snow Hill (9 minutes) and Solihull (6 minutes).

Acocks Green ward is located in the south east of the city. It has a population of 23,117 making it the 3rd most populous ward in the city. The ward has a similar age profile to the city as a whole and a similar ethnic makeup.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary accommodation and service access to the rear.

ACCOMMODATION

The property has an overall approximate area of:

Sq Ft	Sq M
2,906	270



TENANCY

The property is let to Shoe Zone Retail Limited trading as Shoezone on a brand new lease for a 5 year term. The passing rent is £32,000. The tenant has been granted a 12-month rent free period, which the vendor will top-up upon completion.

TENANT PROFILE

Shoe Zone is a footwear retailer in the United Kingdom which sells shoes at low prices. It has over 410 stores in different cities and towns throughout the UK and Ireland and over 2,854 employees. The company has an annual turnover of £119 million. The company's headquarters are located in Leicester, England

RETAILING IN ACOCKS GREEN

The busy pitch in a densely populated residential area is well suited to its convenience led offer. National occupiers represented adjacent and near to the subject property include Costa, Specsavers, Card Factory and Wilko.

PRICE

Offers in excess of £435,000 are sought for the Freehold interest. A purchase at this level would equate to a net initial yield of 7.05%, based on a passing rent of £32,000 pa.



TENURE

Freehold, subject to existing tenancy.

EPC

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.

SERVICE CHARGE

There is an annual service charge of £1,490.80 payable by the current tenant.

PLANNING

The premises now fall within Class E (commercial & business service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

LEGAL COSTS

Each party are to 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.

FURTHER INFORMATION

For further information please contact:

James Mattin

TEL: 0121 525 0600

DD: 0121 524 1172

Email: jmattin@bondwolfe.com

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.

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



Traditional values, modern solutions

75/77 Colmore Row, Birmingham B3 2AP



0121 525 0600



agency@bondwolfe.com



bondwolfe.com