

# For Sale

67 Cape Hill, Smethwick, West Midlands B66 4RZ



- Freehold mixed-use investment opportunity
- Prominent corner location in popular suburb
- Ground floor fast food restaurant let for 20 years from 2019
- 5 fully let self contained flats above
- Total annual income of £73,000 per annum
- Offers invited based on £900,000

## LOCATION

Smethwick is a popular and cosmopolitan suburb of Birmingham. The property is prominently located in a corner position on the junction of Cape Hill and Salisbury Road, approximately 200 metres from Windmills Shopping Centre with occupiers including Matalan, Shoe Zone, Iceland, Asda, Boots, PureGym and Home Bargains. Cape Hill is a busy local shopping street with an eclectic mix of local occupiers.

## DESCRIPTION

The property comprises a Grade II listed building with ground floor fast food outlet and basement strongroom. There are 5 self-contained flats to the first and second floors. The property also benefits from car parking to the rear.

## ACCOMMODATION

Ground floor - fast food outlet extending to approximately 1,854 sq. ft. ( 172.30 sq m)

First and Second Floors - 4 x 1 bed self-contained flats and 1 x 2 bedroom self-contained flat.

Baement - Storage

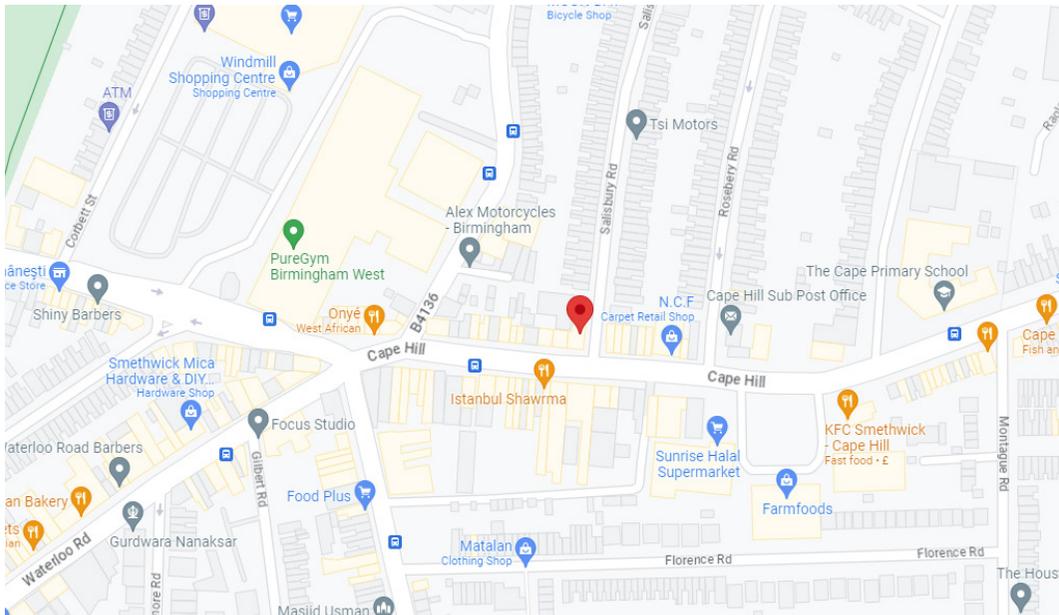
External - Rear car parking

## TENANCIES

Ground Floor - Let to Meatin for a term of 20 years at a passing rent of £30,000 per annum.

First and Second floors - All let on ASTs at a combined rental income of £43,000 per annum ( full breakdown available upon request)

Total Income - £73,000 per annum.



## PRICE

Offers in the region of £900,000 are sought for the Freehold interest , subject to the existing tenancies.

## TENURE

Freehold, subject to the existing tenancies.

## 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.

## VALUE ADDED TAX

We are advised that VAT is not applicable.

## LEGAL COSTS

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



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Registered in England and Wales. Registered office: 5 6 Greenfield Crescent, Edgbaston,  
Birmingham, B15 3BE

75/77 Colmore Row, Birmingham B3 2AP

 0121 525 0600  [agency@bondwolfe.com](mailto:agency@bondwolfe.com)  [bondwolfe.com](http://bondwolfe.com)