



FREEHOLD INVESTMENT OPPORTUNITY

For Sale

1111 Warwick Road, Acocks Green, Birmingham B27 6RA

- Freehold three Storey building in sought after Birmingham suburb
- Let to Ladbrokes until 6th September 2026
- Passing rent - £35,000 per annum
- Prominent location in thriving shopping suburb
- Offers based on £450,000 plus VAT, equating to a NIY of 7.45%



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 substantial three storey mid parade property with a substantial single storey ground floor extension to the rear. The ground floor comprises a large single storey ground floor extension and is fitted out to Ladbrokes' usual corporate design. To the first and second floors there is staff ancillary storage and office accommodation.

TENANCY

The property is let in its entirety to LADBROKES BETTING & GAMING LIMITED from 06/9/2021 to 06/9/2026. The passing rent is £35,000 plus VAT per annum exclusive. There is a break clause on at 7/9/2024.

Ladbrokes is a market leader in retail bookmaking in the UK, Ireland, Belgium and Spain where it operates a combined total of more than 2,700 betting shops. The Company also operates betting facilities at eight FA Premiership grounds and nine racecourses, including Ascot. In addition to its extensive retail presence Ladbrokes is a world leader in remote betting and offers thousands of betting markets on a daily basis over the telephone and Internet. The telephone betting operation, utilising call centres in the UK and Malaysia, services around 100,000 customers, while Ladbrokes.com, the Company's online betting and gaming facility, has attracted more than 765,000 active clients.

ACCOMMODATION

Ground floor - Retail shop extending to approximately 1,805 sq. ft. (167.7 sq m) with additional storage and customer WC's.

First Floor - Staff & storage accommodation - 225 sq. ft. (20.09 sq m)

Second floor - Staff & storage accommodation - 356 sq. ft. (33.10 sq m)

TENURE

Freehold, subject to the existing tenancy.





PRICE

Offers in the region of £450,000 are sought for the Freehold, equating to a net initial yield of 7.45%, allowing for usual purchasers costs of 4.47%.

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, but if it is deemed so, then it is anticipated that the sale will be dealt with by way of a transfer of ongoing concern (TOGC).



LEGAL COSTS

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

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.

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