



Freehold office investment opportunity in sought after location

For Sale

1235 Stratford Road, Hall Green, Birmingham, B28 9AA.

- Distinctive Freehold Edwardian building with car parking
- Approximately 1,428 sq.ft. (132.72 sq.m.) over two floors with garage to the rear
- High quality office accommodation throughout
- Fully let to Cox Copper Solicitors producing £38,000 per annum
- Existing lease runs for 7 years from 1/5/2022



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 end 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 5 onsite car parking spaces and a detached garage to the rear currently utilised for storage/archiving

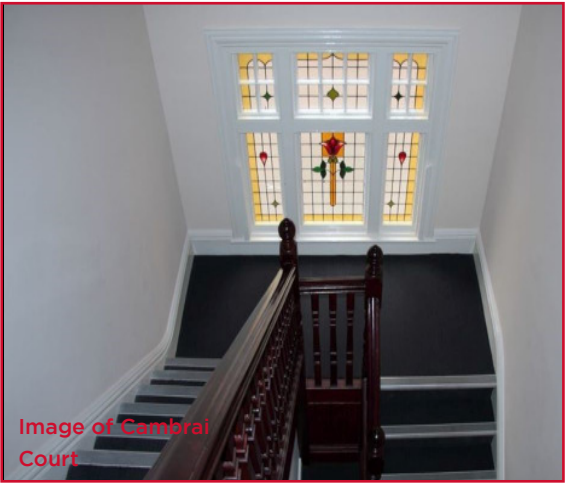
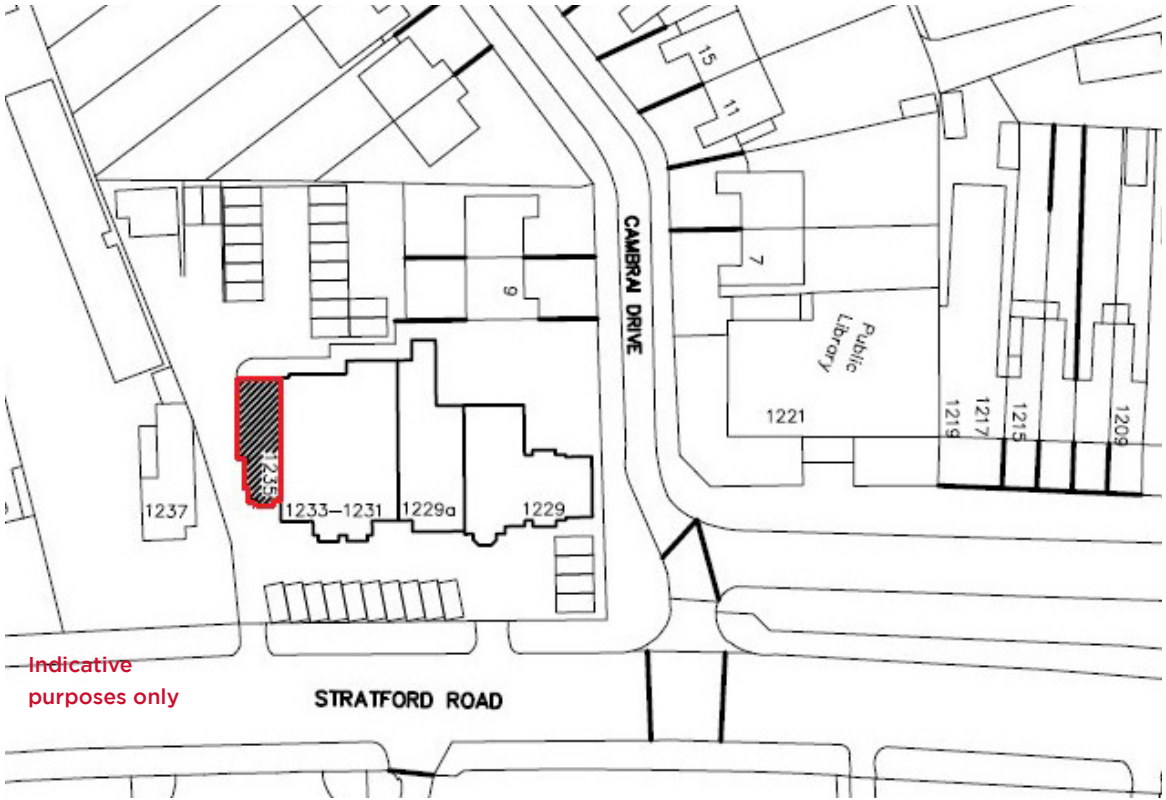
PLANS

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



ACCOMMODATION

1235 Stratford Road:	
Ground Floor:	2 Office Suites, Store, WC and Kitchen Facilities
First Floor:	3 Office Suites and Store
Car Parking	5 allocated car parking spaces





TENANCY DETAILS

The property is let to Cox Cooper Solicitors for a term of 7 years from 1/5/2022 at a passing rent of £38,000 per annum.

TENANT PROFILE

Cox Cooper Ltd Solicitors - A well established, long standing law firm, who have been in occupancy at Cambrai Court for over 20 years,

PRICE

Offers in the region of £450,000 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

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75/77 Colmore Row, Birmingham B3 2AP



0121 525 0600



agency@bondwolfe.com



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