



FREEHOLD INVESTMENT OPPORTUNITY

# For Sale

522 Hagley Road West, Oldbury, West Midlands B68 0BZ



- Freehold Mixed use investment opportunity
- Ground Floor Takeaway let on a 20-year lease from 24/10/2022
- 3 Bedroom apartment above let on AST
- Total income - £24,000 per annum
- Offers sought on £300,000



## LOCATION

The properties occupy a prominent mid parade position on the main A456 Hagley Road West in Quinton, close to the main crossroads with the A4123 Wolverhampton Road. The property is approximately 1 mile north east of junction 3 of the M5 motorway and lies approximately 4 miles west of Birmingham City Centre. Other nearby occupiers include Greggs (next door), McDonalds, Lloyds Pharmacy and Bet Fred.

## DESCRIPTION

The property comprises a ground floor fast food takeaway restaurant with a self-contained duplex apartment to the first and second floors.

## ACCOMMODATION

Ground floor – the ground floor extends to approximately 680 sq. ft. with ancillary areas and staff toilets to the rear.  
First and Second Floors – A self-contained 3 bedroom apartment accessed via the rear of the subject property.

## TENANCY INFORMATION

Ground Floor – Let to Balti Herbs and Spices takeaway for a term of 20 years at a passing rent of £18,000 per annum.  
First Floor – let on an assured shorthold tenancy at a passing rent of £6,000 per annum

Total Income - £24,000 per annum.

## PRICE

Offers are in the region of £300,000 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

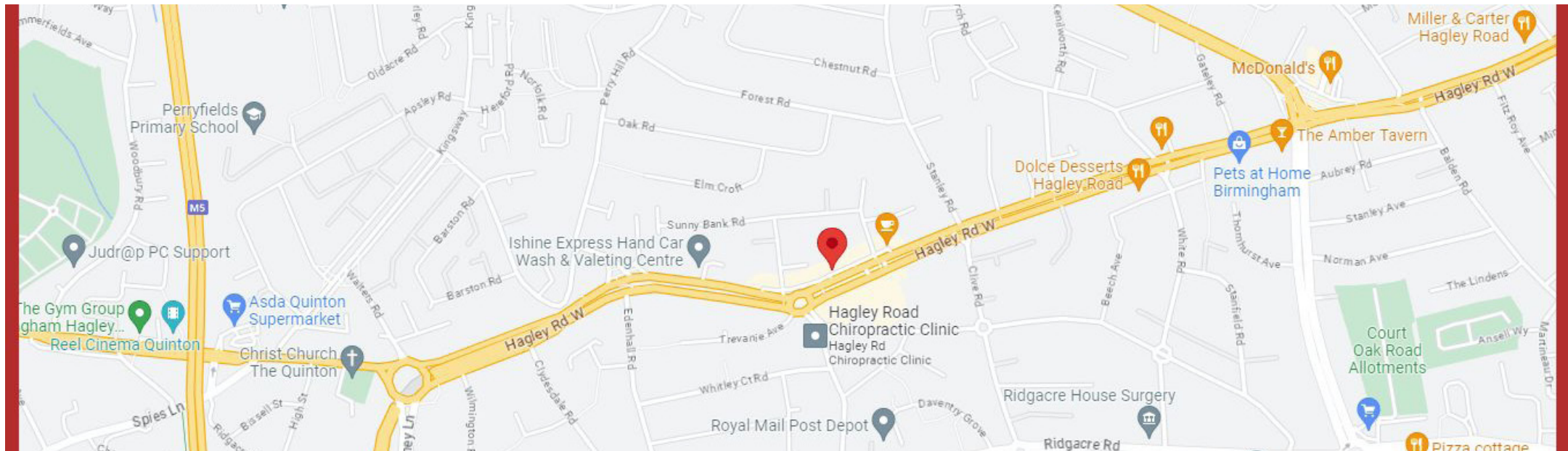
Available upon request.

## VALUE ADDED TAX

We are advised that VAT is not applicable. However, if VAT is payable, then it is anticipated that the sale will be dealt with by way of a TOGC.

## LEGAL COSTS

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





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