

FREEHOLD INVESTMENT SALE

Town centre retail investment

1080 Warwick Road, Acocks Green, Birmingham, B27 6BH.

- High Street retail investment opportunity
- Prominent location in thriving shopping suburb
- Let to CEX (Franchising) Limited on a 10 year lease, expiring 09/03/2024
- Passing Rent - £33,250
- Offers based on £395,000 (NIY of 8.08%), after purchasers costs of 4.36%



LOCATION

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).

DESCRIPTION

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

RETAILING IN ACOCKS GREE

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



PRICE

Offers in the region of £395,000 are sought for the freehold interest. A purchase at this level would equate to a net initial yield of 8.08% (after purchasers costs of 4.14%), based on a passing rent of £33,250 pa.

ACCOMMODATION

The property comprises of the following:

Description	Sq ft	Sq M
Ground floor	964	89.55
First floor	952	88.44

TENANCY

The property is let to CEX (franchising) Limited from 10/03/2014, expiring on 09/03/2024 at a passing rent of £33,250 pa.

TENANT PROFILE

CeX was founded in London in 1992. They have stores in the UK, Spain, Ireland, India, Australia, Portugal, Netherlands, Mexico, Poland and Canarias.

They buy, sell and exchange a range of technology and entertainment products including mobile phones, video games, DVDs and Blu-ray movies, computers, digital electronics, TVs and monitors, and music CDs



TENURE

Freehold, subject to the 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.

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:

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



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