



Substantial office investment & owner occupier opportunity in sought after location

For Sale

1229a Stratford Road, Hall Green, Birmingham, B28 9AA.

- Distinctive Freehold Edwardian building with car parking.
- Approx. 2041 sq.ft. (189.65 sq.m.) over two floors
- High quality office accommodation throughout.
- Currently part let producing £24,000 per annum, with potential for £58,000 pa once fully let
- Existing lease runs for 5 years from 1/3/2020
- Ideal for owner occupier with the benefit of rental income



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 mid 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 6 onsite car parking spaces.

ASSET MANAGEMENT OPPORTUNITIES

- Let the remainder of the office space to the ERV of £58,000 per annum
- Regear of existing leases
- Develop the rear of the property to provide further office accommodation or residential accommodation (subject to planning consent)
- Conversion of the boardroom to further lettable office space
- Owner occupy in part

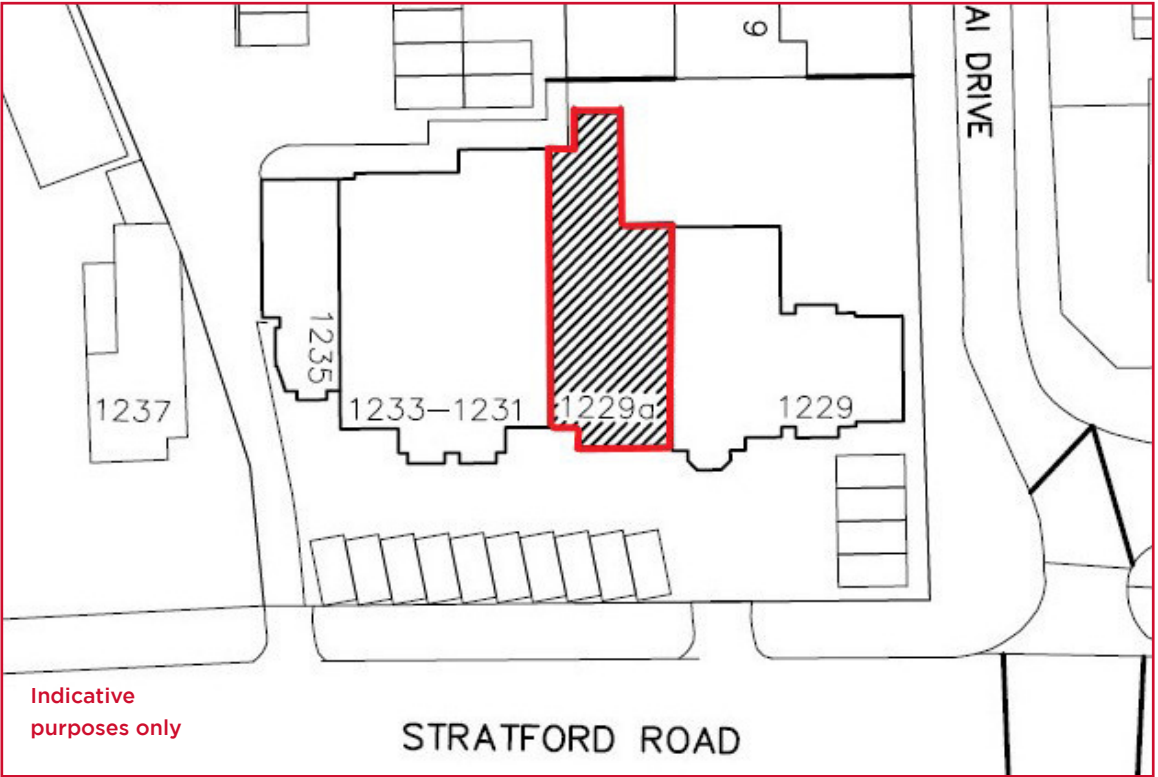
PLANS

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



ACCOMMODATION

1229a Stratford Road:	
Ground Floor:	Large open plan office with managers office, WCs and kitchen facilities.
First Floor:	4 offices, store, WCs and kitchen facilities.
Carparking	6 allocated car parking spaces.





TENANCY DETAILS

The current passing rent is £24,000 with scope to increase this to £58,000 per annum, once fully let. The ground floor is currently let to The Green Deal Centre Limited for a term of 5 years from 1/3/2020, at a passing rent of £24,000 per annum. The first floor is currently vacant with potential to produce £34,000, taking the overall annual income to £58,000 per annum.

TENANT PROFILE

The Green Deal Centre LTD has been insulation properties and reducing heating bills for customers for the last 8 years. Their office is based at 1229a Stratford Road, however they have surveyors and installers nationwide. They have installed over 10,000 different measures all over England and Wales.

PRICE

Offers in the region of £580,000 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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