

11A BELWELL LANE, MERE GREEN, FOUR OAKS, SUTTON COLDFIELD, B74 4AA



FREEHOLD FOR SALE INVESTMENT OPPORTUNITY GROUND FLOOR RETAIL

290sq.ft/26.94sq.m

- Situated at the heart of the main retail centre serving the local community.
- Located directly opposite Waitrose and Atlas House.
- Occupiers within close proximity include Boots, Marks & Spencer, Costa Coffee, Lloyds Pharmacy, Santander, Corals Bookmakers, HSBC, Barclays, Lloyds Bank and Dominoes Pizza.
- Circa 3 miles from Sutton Coldfield town centre.
- Ten year FRI lease.
- Rental £14,000 per annum exclusive.



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LOCATION

The subject premises enjoys direct frontage onto Belwell Lane (B4151), situated within close proximity to the island intersection with Lichfield Road (A5127) and Mere Green Road.

The property is located at the heart of the main retail centre serving the local community.

Occupiers within close proximity include various estate agents, (Paul Carr), Waitrose (directly opposite), The Fleet Street Kitchen (directly opposite), William Hill and Corals Turf Accountants, Boots, Marks & Spencer, Costa Coffee, Lloyds Pharmacy, Santander, HSBC, Barclays, Lloyds Bank and Dominoes Pizza.

Mere Green/Four Oaks/Sutton Coldfield are considered to be the foremost residential locations throughout the West Midlands.

Mere Green is located approximately 3 miles due north of Sutton Coldfield Town Centre and circa 9.5 miles north east of Birmingham City Centre.

DESCRIPTION

The subject premises provides recently refurbished, open plan, ground floor retail accommodation.

Return frontage.

Full height brick elevations, surmounted by a pitched tiled roof.

Substantial display windows – upvc double glazed.

Internal elevations are plastered and painted.
Suspended ceiling. Recessed lighting.

ACCOMMODATION

290 sq.ft/26.94 sq.m.

BASIS OF OCCUPATION

The basis of occupation is a recently completed ten year FRI lease (five year review pattern) at a current rental of **£14,000 p.a.** exclusive.

CONSIDERATION

Offers in excess of **£175,000** (one hundred and seventy five thousand pounds) are invited for this valuable freehold interest, subject to the tenancy referred to herein, reflecting an initial yield in the region of **8%**.

LEGAL COSTS

Each party to bear their own proper legal costs.

VAT

VAT is not applicable.

For More Information Contact:

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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.