

COINPRESS, 109 WARSTONE LANE, BIRMINGHAM, B18 6RU



FREEHOLD FOR SALE

RECENTLY COMPLETED RESIDENTIAL DEVELOPMENT (COMMERCIAL AT GROUND FLOOR)

Circa 7,760 sq.ft/ 720.92 sq.m

- Detached, 3/4 storey structure.
- 8, 2 bedded apartments & 5, 1 bed apartments.
- Single, balconied, penthouse suite.
- Total current income £173,940 per annum.
(Residential – fully occupied).
- Total potential income (including commercial)
£191,500 per annum .
- Prominent corner position, situated at the
intersection of Warstone Lane and Carver Street.
- Developed to a high standard/specification.



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LOCATION

Birmingham/West Midlands

Birmingham (population circa 1.4M) is the economic and commercial hub of the West Midlands (population circa 2.6M).

Considerable regeneration/redevelopment has occurred over the last, circa 10/15 years, including residential (flats/ apartments), student accommodation (expansion of the universities), offices, leisure and distribution/business/ technology park accommodation. Development is ongoing.

The region benefits from excellent communicational links, served by the M6, M6 Toll, M42, M40, M5 and M54 Motorways.

Railway stations include New Street (recently redeveloped), Moor Street, Old Snow Hill and Birmingham International.

Direct rail links to London Euston, Bristol, Cardiff, Manchester, Leeds, Liverpool and Glasgow.

The main airport serving the region is Birmingham International (adjoining NEC).

Ongoing infrastructure improvements include the extension of the Metrolink system.

HS2 is perceived as a major advantage.

The City is currently attracting considerable inward investment.

SUBJECT PREMISES

The subject premises occupies a prominent corner position, situated at the intersection of Warstone Lane and Carver Street.

Immediate surrounding areas have benefitted from considerable regeneration/redeveloped over the last, circa 5/10 years – residential (ongoing).

Warstone Lane provides direct access to the main jewellery retail/commercial centre ("The Clock"), which includes various restaurants, coffee shops, fast food outlets and the University of Law.

Wider surrounding areas include Symphony Hall, The International Convention Centre, National Indoor Arena & The Paradise Circus Development.

DESCRIPTION

The development comprises a total of 13 apartments (8, 2 bedded, 5, 1 bedded, including a Penthouse suite) and 1, ground floor commercial unit (currently vacant).

For More Information Contact:

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Completed to a high standard.

Passenger lift.

Heating is provided by a series of wall mounted electric panel heaters.

All units are totally self-contained.

Number 14 is a penthouse suite, with the benefit of a private balcony.

ACCOMMODATION

Circa 7,760 sq.ft/ 720.92 sq.m.

The retained selling agents can provide, if required a detailed schedule of accommodation.

MAINS SUPPLIES

Each area has the benefit of primary metered mains electricity, water and drainage.

RENTAL INCOME

Total current rental income (fully occupied - residential) is in the region of **£173,940 per annum exclusive**.

Total potential income (when the commercial unit is occupied) will be in the region of **£191,500 per annum exclusive**.

BASIS OF OCCUPATION

All apartments are occupied on the basis of 12 month assured shorthold tenancy agreements.

CONSIDERATION

Offers in excess of **£2.75 million (two million, seven hundred & fifty thousand pounds)** (potential yield – 7%) are invited for this valuable freehold interest, subject to the existing basis of occupation.

ANTI MONEY LAUNDERING

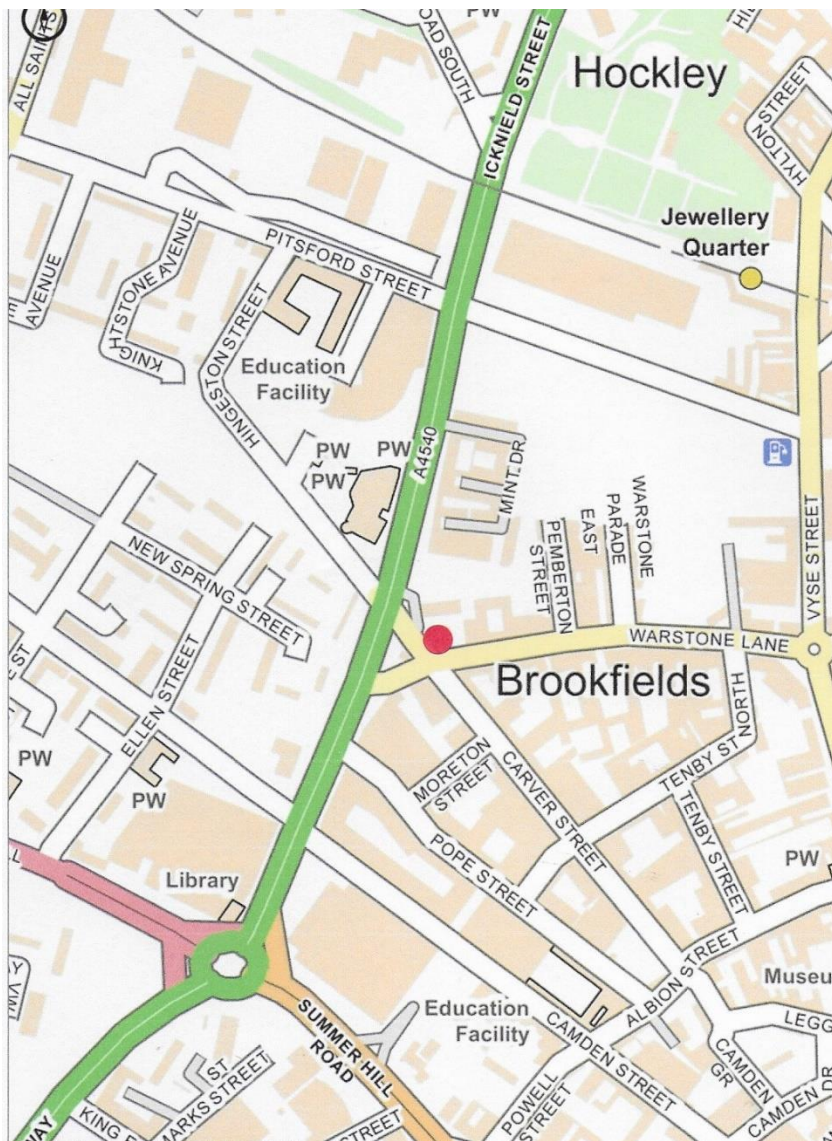
Two forms of ID will be required from the tenant.

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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.