

110/116 BOLDMERE ROAD, SUTTON COLDFIELD, WEST
MIDLANDS, B73 5UB



FREEHOLD FOR SALE

PRIME/QUALITY
INVESTMENT OPPORTUNITY

Total accommodation, circa 8,710sq.ft/
809.16 sq.m

Total site area, circa 0.45 of an acre/0.18 of a
hectare.

- Relatively modern, well maintained, detached, 2 storey structure.
- 4, separate, self-contained outlets, including a hairdressing salon, wine bar, restaurant and office accommodation.
- Situated at the heart of the main retail centre serving the local community (prime location).
- Extensive off-street car parking, located to the rear – 30 spaces.
- Part occupied by the DVLA.
- Total current income £118,800 per annum exclusive.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys an extensive frontage onto Boldmere Road (B4142), situated at the heart of the main retail centre serving the local community.

Occupiers/uses, within close proximity, include, Costa Coffee, William Hill Turf Accountants, Sainsburys Local, Boots Pharmacy, a Co-operative Funeral Care, Travelodge, Poundland Local, Tesco and Select & Save.

Surrounding areas are residential – relatively high value.

DESCRIPTION

The subject premises comprise a relatively modern, effectively detached, 2 storey structure, situated on a total site area extending to circa, **0.45 of an acre/0.18 of a hectare**.

The property has been subdivided and provides 4, separate self-contained units, occupied on the basis of a variety of uses, including a hairdressing salon, office accommodation (DVLA), a long established restaurant and a wine bar.

The demise has the unique advantage, in this particular location, of a secure, off-street car parking facility to the rear – 30 spaces.

ACCOMMODATION

Total accommodation circa **8,710sq.ft/809.16 sq.m**

RENTAL INCOME

The property is fully occupied, producing a rental income in the sum of **£118,800 per annum** exclusive.

A full tenancy schedule is available from the sole selling agents.

All areas are occupied, on the basis of formal, FRI lease agreements.

VAT

VAT is applicable.

However, the sale can be treated as a transfer as a going concern.

CONSIDERATION

Offers in excess of **£1.7 million (One Million, Seven Hundred thousand pounds)** are invited for this valuable freehold interest, subject to the existing basis of occupation (yield circa **7%**).

For More Information Contact:

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SMB
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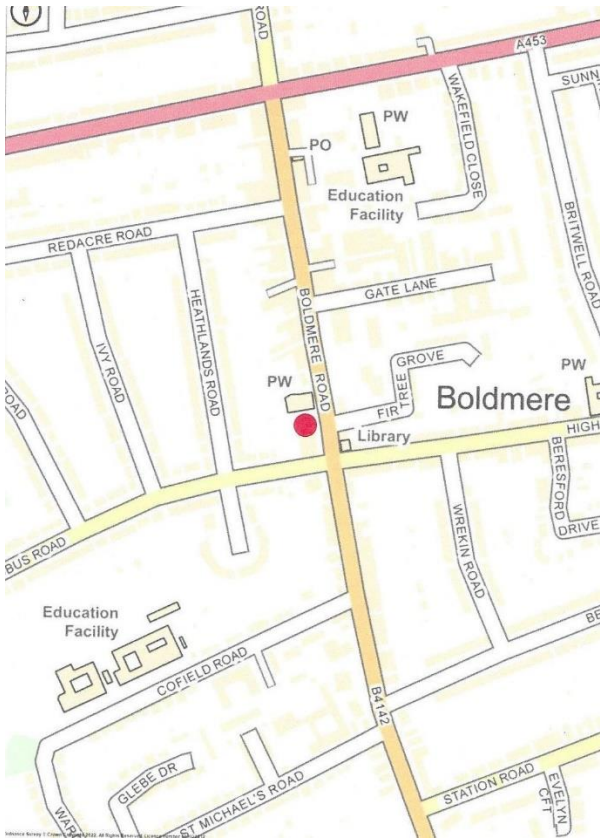
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NOTICE

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.