

**1193-1201 WARWICK ROAD, ACOCKS GREEN, BIRMINGHAM,
B27 6RG**



FREEHOLD FOR SALE

**INVESTMENT OPPORTUNITY
RETAIL/RESIDENTIAL**

4,161sq.ft/385.54sq.m

- 3, spacious, 1 bedded, first floor apartments .
- 4 ground floor retail outlets.
- Total current income £64,300 p.a. exclusive.
- Yield circa 7.35%.
- Situated at the heart of the main retail centre serving the local community, adjoining Aldi and Farmfoods.
- Prominent corner position, situated at the intersection of Warwick Road and Victoria Road.
- Off-Street car parking.
- Date of construction, circa 2010.



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LOCATION

The subject premises occupies a prominent corner position, enjoying a substantial frontage onto the main Warwick Road (considerable traffic flow), adjoining the intersection with Victoria Road.

Situated at the heart of the main retail centre serving the local community, the property benefits from excellent footfall.

Occupiers within close proximity include Aldi, Farmfoods, Iceland, Morrisons, Costa Coffee, Wilko, Boots Opticians, Card Factory, Lloyds Bank, Halifax Building Society, Nationwide, Nat West, Wetherspoons, Betfred, Pizza Hut, Subway, Burton, British Heart Foundation and Savers.

Acocks Green is a densely populated residential suburb, located approximately 5 miles south east of Birmingham city centre.

DESCRIPTION

The development comprises 4 ground floor retail outlets and 3, spacious, 1 bedded apartments.

Each apartment has an independent gas fired central heating system. Fully fitted kitchen (wall and base units, stainless steel sink with drainer, gas hob and electric oven) and bathroom (walk-in shower, low flush w.c. and wash hand basin).

Substantial glazed frontages to each retail outlet.

1201 Warwick Road benefits from a return frontage (Dixons Estate Agents).

The property has been well maintained and is in excellent condition.

Off-street car parking.

ACCOMMODATION

1193-1195 -	1,253 sq. ft./116.4 sq.m
1197 -	218 sq. ft./20.25 sq.m
1199 -	365 sq.ft./33.91 sq.m
1201 -	660 sq. ft./61.31 sq.m
Flat 1 -	590 sq. ft./54.81 sq.m
Flat 2 -	525 sq. ft./48.77 sq. m
Flat 3 -	550 sq. ft./51.09 sq.m

Total accommodation 4,161 sq. ft/386.54 sq. m

CURRENT RENTAL INCOME

£64,300 p.a. exclusive.

We are of the opinion that there is potential rental growth with regard to 1199 and 1201 Warwick Road.

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

CONSIDERATION

Offers in excess of **£875,000 (Eight Hundred and Seventy Five Thousand Pounds)** are invited for this valuable freehold interest (yield circa **7.35%**).

VAT

VAT is not applicable.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

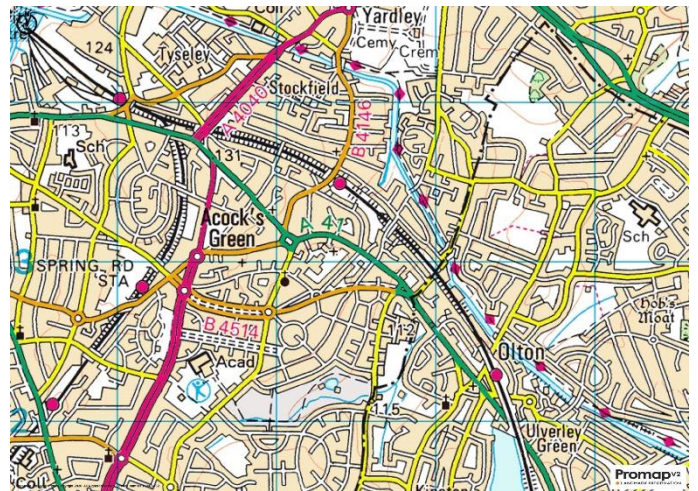
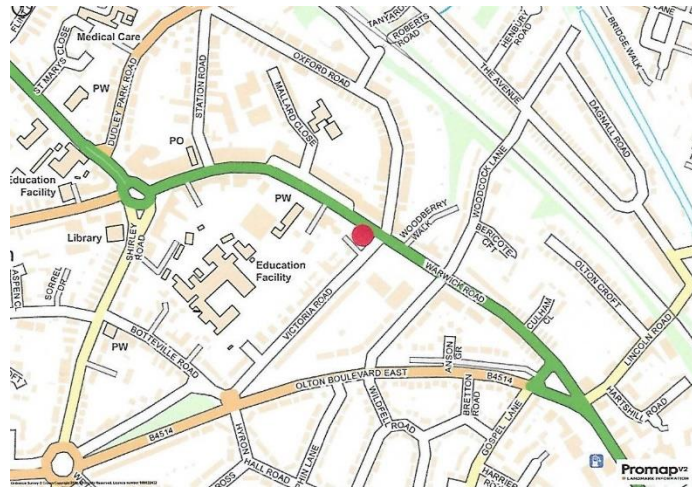
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NOTICE

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.