

86-88 COLLEGE ROAD, PERRY BARR, BIRMINGHAM, B44
8DA



FREEHOLD FOR SALE

INVESTMENT OPPORTUNITY.

2,578 sq.ft/239.5 sq.m

- Ground floor retail, including first floor residential.
- Extremely prominent corner position, situated at the intersection of College Road (A453 – main arterial route – considerable traffic flow) and Kingstanding Road (B4138 - main arterial route – considerable traffic flow).
- Long established tenant occupation (trading as Nisa).
- Surrounding areas are densely populated residential, including Perry Park/Birmingham Alexander Sports Stadium.
- Circa, 10 off street car parking spaces (forecourt).
- Well maintained.
- Yield – 8%



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LOCATION

The subject premises occupies an extremely prominent corner position, situated at the intersection of College Road and Kingstanding Road.

Surrounding areas are densely populated residential, including Perry Park/Birmingham Alexander Sports Stadium.

Birmingham City Centre is located approximately 3.5 miles due south.

DESCRIPTION

The subject premises comprise a detached, 2 storey structure, providing retail at ground floor level (including ancillary storage) (trading as a Nisa Mini Supermarket) and at first floor, residential.

All areas have been well maintained and are in good condition.

The residential element provides (separate entrance) a kitchen, bathroom, lounge and bedroom. Gas fired central heating.

The main retail sales area is open plan.

Suspended ceilings/recessed lighting.

Accessed via glazed, electronic sliding doors.

Forecourt parking for approximately 10 vehicles.

ACCOMMODATION

Ground Floor

Main Retail Sales

1,964 sq.ft/182.46 sq.m

Ancillary Storage

42 st.ft/3.9 sq.m

Office

67 sq.ft/6.22 sq.m

Total Ground Floor Accommodation

2,073 sq.ft/192.58 sq.m

First Floor Residential

505 sq.ft/46.92 sq.m

Total Accommodation

2,578 sq.ft/239.5 sq.m

BASIS OF OCCUPATION

The entire property is occupied by Jash (DPS) Limited (company number 09037681), on the basis of a 15 year, FRI lease (schedule of condition attached), commencing 28.02.2015, at a current rental level of £40,000 pax. 3 year review pattern. Circa, 6 years unexpired.

The existing tenants have been in occupation since the commencement of the lease agreement – 2015.

GUARANTORS

The two owners of the business act as guarantors.

Further information is available from the sole letting agents.

VAT

VAT is not applicable

CONSIDERATION

Offers in excess of **£500,000 (Five hundred thousand pounds)** are invited for this valuable freehold interest, subject to the existing rental income, reflecting a yield in the region of 8%.

BUSINESS RATES

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

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.