

38/40 COX STREET, ST PAULS SQUARE, BIRMINGHAM,
B3 1RP



INVESTMENT FOR SALE

Total rent passing: £22,000 per annum

**Total accommodation 755 sq.ft
(Approx - 2 units)**

- 2 ground floor self-contained retail units.
- Situated on the corner of St Pauls Square.



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LOCATION

The property is situated on Cox Street on the corner of St Pauls Square, an extremely popular residential and commercial district of Birmingham known as the only Georgian Square in the city.

There has been much redevelopment and comprehensive refurbishment in the area, with many newly built flats.

DESCRIPTION

The property comprises 2 self-contained ground floor retail units, one let as a café/takeaway and the other as a Gin Bar (one of the most popular in the city).

The café/takeaway lease expires in 2021 and the Gin Bar lease expires in 2025.

ACCOMMODATION

Total accommodation 755 sq.ft (Approx - 2 units).

TENURE

The property is held on a 125 year ground lease from 1995 at a peppercorn ground rent.

CONSIDERATION AND FURTHER INFORMATION

Offers IRO £375,000 are invited for the long leasehold interest (approximately 103 years unexpired at a peppercorn).

For More Information Please 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.

SMB
Stephens McBride
