

28 SHEAF LANE, SHELDON, BIRMINGHAM B26 3HD



TOTAL RENT PASSING £49,600 PER ANNUM

Total site area 0.3 acres.

- Single storey building subdivided into 3 individual units, plus 2 flats.
- 30 car parking spaces.
- Surrounding area commercial and residential.



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LOCATION

The property is situated on Sheaf Lane, South of its Junction with the Coventry Road (A45) from Birmingham City Centre to the NEC and International Airport and Junction 6 of the M42 motorway.

The surrounding area is a mixture of commercial between the subject property and the Coventry Road and residential to the side and rear.

DESCRIPTION

The subject property comprises a single storey building subdivided into three individual units all let to motor trade users, i.e. dent removal specialists, a vehicle painting specialist and general mechanic and MOT operator.

The tenants have been in occupation for at least 10 years.

ACCOMMODATION

This building extends to circa 6,000 sq.ft and in addition there is to the front of the site which extends to circa 0.3 acres, a two storey former dwelling house which has been divided into two self contained flats.

There is approximately 30 car parking spaces on the site.

For More Information Contact:

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LEASE

The commercial leases expire circa 2024.

RENTAL INCOME

Total rent received is £49,600 per annum and outgoings paid by the landlord i.e. rates, insurance, repair and maintenance are approximately £10,000 per annum therefore total net rent received is circa £40,000 per annum.

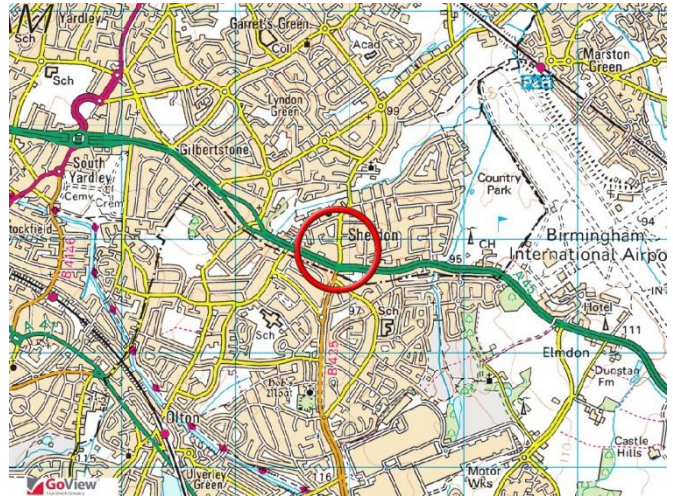


CONSIDERATION

Offers IRO £625,000 are invited for this freehold investment.

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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.