

# THE OLD SCHOOL HOUSE, FORSHAW HEATH LANE, EARLSWOOD, SOLIHULL, B94 5LH



## FREEHOLD FOR SALE

## INVESTMENT OPPORTUNITY

**1,611 sq.ft/149.66 sq.m**

- Existing tenant has occupied in excess of 15 years
- Excellent off street car parking – minimum 10 spaces
- Predominantly open plan office accommodation of immense character/well maintained
- Current passing rent - **£35,000 pax** (circa **£22 per sq.ft/£236.81 per sq.m**)
- Yield circa, **8%**
- Excellent communicational links – adjoining junction 3 of the M42 motorway



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## LOCATION

Although within a rural setting, the subject premises effectively adjoins junction 3 of the M42 motorway.

Ease of access to the M40 & M5 motorways.

Redditch Town Centre is located approximately 7 miles south west and Birmingham City Centre circa, 10 miles due north.

## DESCRIPTION

2 storey, semi detached structure, of immense character (well maintained), providing predominantly open plan office accommodation.

Brick construction, surmounted by a pitched, slate clad roof (Velux skylights).

Suspended ceiling, recessed lighting.

Electric panel heating. Internal elevations are plastered and painted. Carpet floor coverings.

Kitchen and toilet facilities.

Minimum - 10 off street car parking spaces.

## ACCOMMODATION

**Total- 1,611 sq.ft/149.66 sq.m**

## BASIS OF OCCUPATION

The entire property is occupied by Countrywide Project Management Ltd (Company number 06526281) at a rental level of **£35,000 pax (circa £22 per sq.ft/£236.81 per sq.m)**, expiring 24.12.2028.

The tenant company has been in occupation in excess of 15 years.

## VAT

VAT is **not** applicable

## MAINS SUPPLIES

Primary metered mains electricity, water and drainage are connected. No mains gas.

## CONSIDERATION

Offers in excess of **£435,000 (Four Hundred and Thirty Five Thousand Pounds)** are invited for this valuable freehold interest, subject to the existing basis of occupation, reflecting a yield in the region of **8%**.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

## **Viewing & Further Information;**

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**SMB**  
Stephens McBride

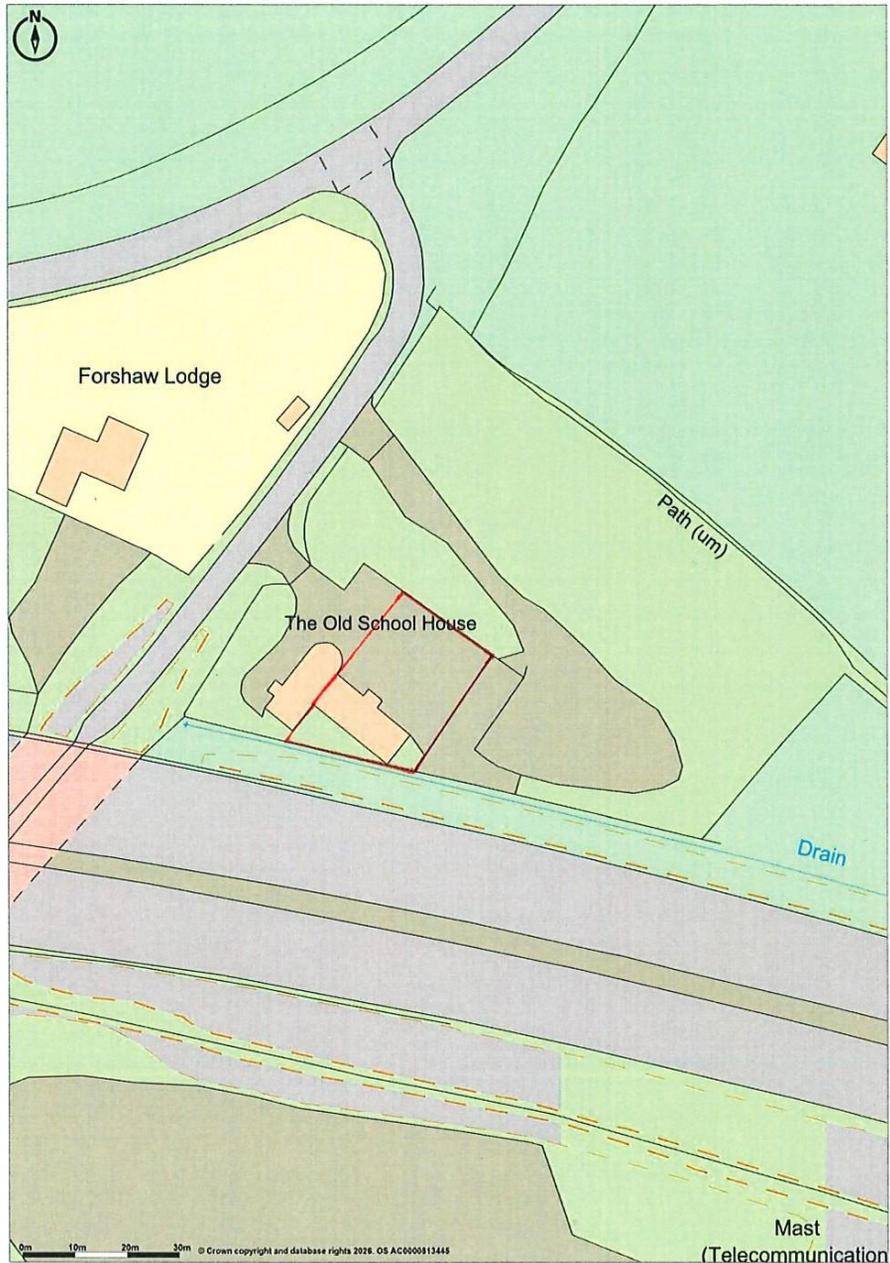
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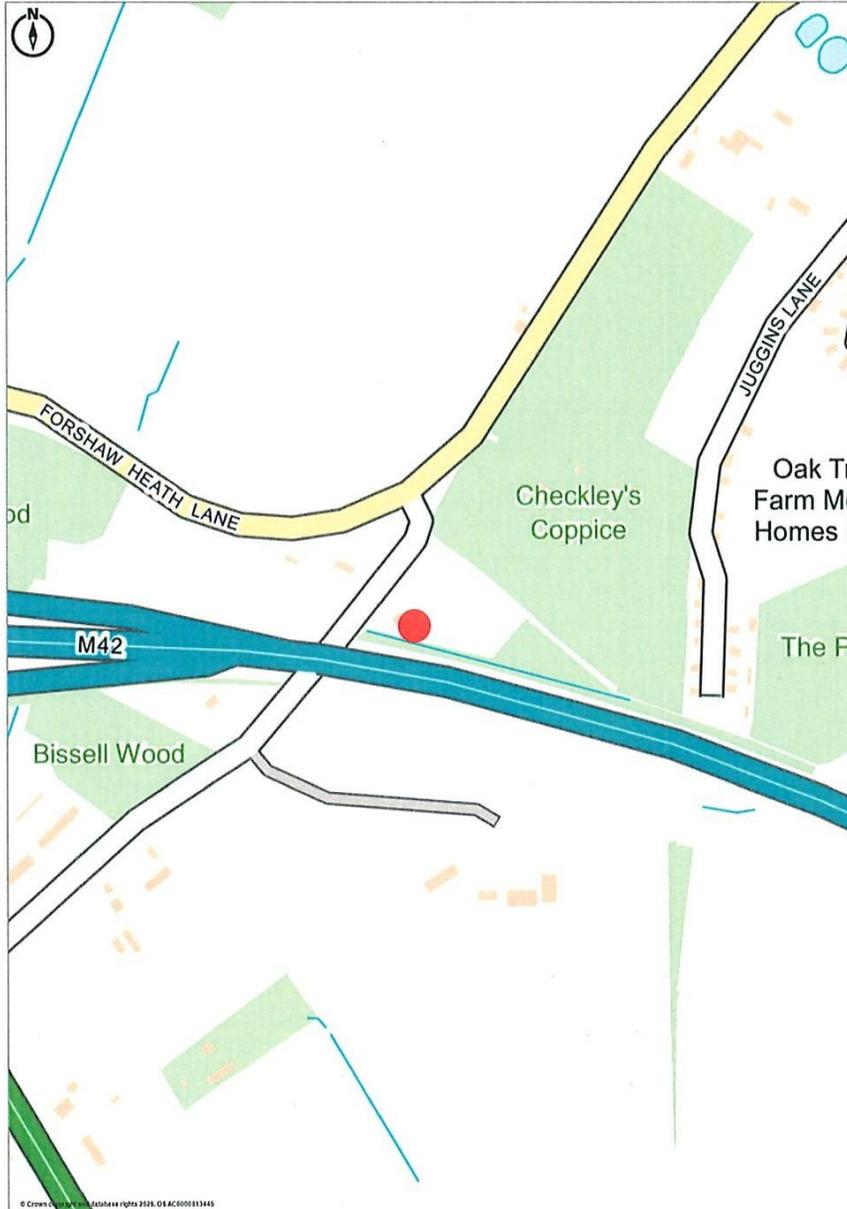
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## NOTICE

**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.