

120 WASHWOOD HEATH ROAD, BIRMINGHAM, B8 1RE



FREEHOLD FOR SALE

INVESTMENT OPPORTUNITY

2,458 SQ.FT/228.34 SQ.M

- Utilised on the basis of a medical centre.
- Long term lease agreement – date of expiry 2026.
- Current rental income £30,000 per annum exclusive.
- Potential for rental growth.
- Modern two storey building/well maintained.
- 12 off street car parking spaces.
- Prominent corner position.
- Circa 2.3 miles from Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

120 WASHWOOD HEATH ROAD, BIRMINGHAM, B8 1RE

LOCATION

The subject premises occupies a prominent corner position, adjoining the intersection of Membury Road and the main Washwood Heath Road (B4114).

Surrounding areas are densely populated residential.

Birmingham City Centre is located approximately 2.3 miles south west.

The area adjoins the main Heartland Parkway (A47).

DESCRIPTION

Situated on a total site area extending to circa **0.18 of an acre/0.07 of a hectare**, the subject premises, constructed circa mid 1990's, comprises a relatively modern, two storey structure, utilised on the basis of a doctors surgery/medical centre.

Internal elevations are plastered and painted. Gas fired central heating. Windows are double glazed. Floor coverings are carpet. Well maintained/good condition.

12 off street car parking spaces.

ACCOMMODATION

2,458 sq.ft/228.34 sq.m

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

BASIS OF OCCUPATION/RENTAL

The property is occupied on the basis of a full repairing and insuring lease expiring 2026.

3 year review pattern.

Current rental £30,000 exclusive.

A full copy of the lease document is available on request.

VAT

The sale would be treated as a transfer of a going concern.

If acquired by a VAT registered company, VAT would not be applicable.

CONSIDERATION

Offers in excess of **£475,000 (four hundred and seventy five thousand pounds)** are invited for this valuable freehold interest, subject to the existing tenancy agreement.

SMB
Stephens McBride

120 WASHWOOD HEATH ROAD, BIRMINGHAM, B8 1RE



120 WASHWOOD HEATH ROAD, BIRMINGHAM, B8 1RE



120 WASHWOOD HEATH ROAD, BIRMINGHAM, B8 1RE

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.

