

For Sale

1076 Warwick Road Acocks Green Birmingham B27 6BH

Freehold retail investment let to established national operator

Highlights

- Two storey Freehold retail property in established retail parade
- Prominent location in the heart of Acocks Green
- 2,421 sq. ft. over ground and first floors
- Let to Merkur Slots UK Limited on a 15 year lease, expiring 26/05/2036
- Passing rent - £35,000 per annum
- Break clause not exercised

Offers based on £495,000



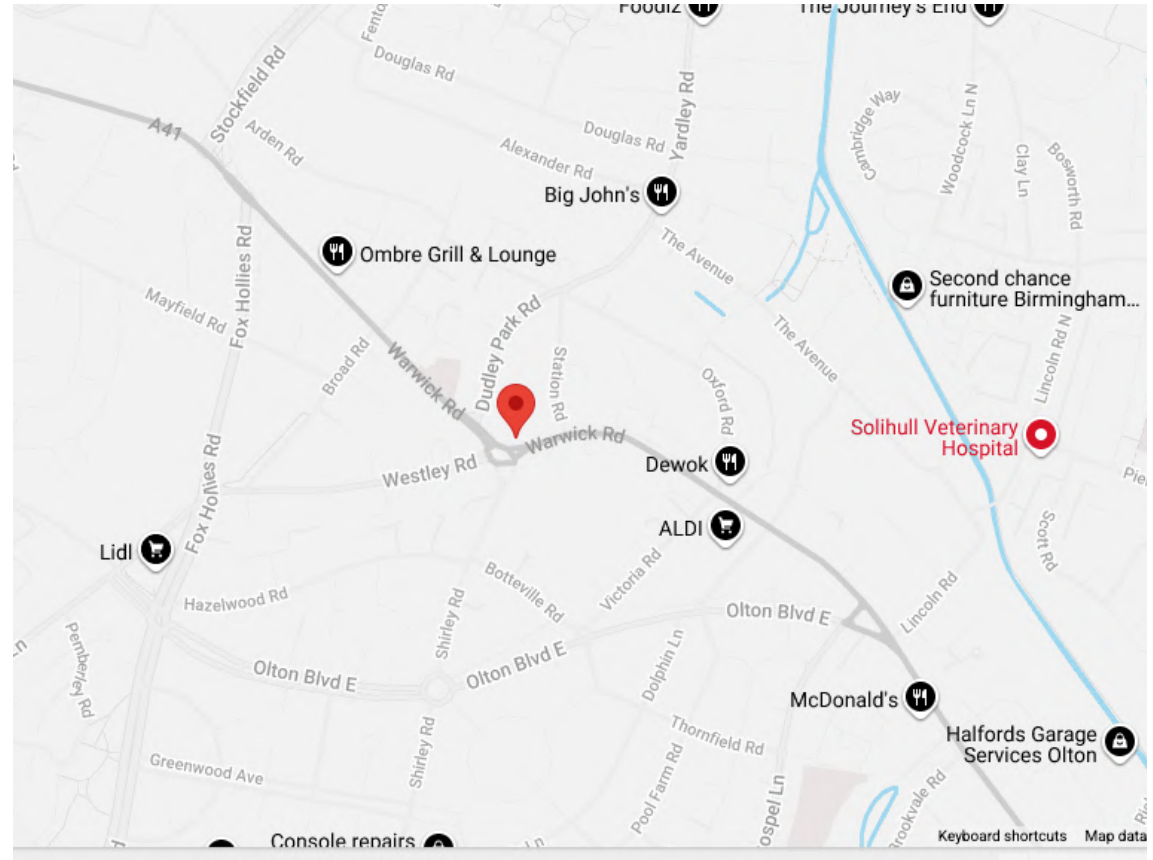
Location

The property is located on Warwick Road (A41), some 6 miles south east of Birmingham City Centre. Solihull is 4 miles to the south east, Birmingham International Airport is 5 miles to the east, while the NEC is 9 miles to the east.

The M42 motorway is 5 miles to the south via Junction 5 and Junction 5 of the M6 Acocks Green shopping centre is on the north side of Warwick Road, fronting on to the roundabout junction with Westley Rd and Shirley Rd.

This leads to Acocks Green rail station, less than ½ a mile from the property. Motorway is 6.5 miles to the north.

Acocks Green rail station is located in close proximity and has frequent services to Birmingham Snow Hill (9 minutes) and Solihull (6 minutes).



Description

The property comprises a ground floor retail area shop with ancillary accommodation to the first floor and service access to the rear.

Accommodation

Demise	Sq ft
Ground Floor retail area	1,463 sq. ft.
First floor ancillary accommodation	958 sq. ft.
Total	2,421 sq. ft.

Tenure

Freehold, subject to existing tenancy



Tenancy

The property is let to Merkur Slots UK Ltd from 27/05/2021, expiring on 26/05/2036 at a passing rent of £35,000 pa. There is a rent review and break clause on 26/05/2031. A copy of the lease is available upon request.

Tenant information

Merkur Slots UK operates a large network of Adult Gaming Centres (AGCs) across the UK and is part of the wider German-owned Merkur Group. The company has been expanding its UK estate, opening new venues and investing in high-street locations. They currently operate from over 220 stores throughout the UK

Tenant profile for year ending December 2026

Turnover: £196,715,000

Pre-tax profit: £6,707,000

Total assests: £68,073,000



Further Information

Price

Offers based on £495,000 are sought for the Freehold interest, subject to the existing tenancy.

EPC

Available upon request.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

VAT

The property is elected for VAT, though it is anticipated that the sale will be dealt with by way of a TOGC.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing, please contact:

James Mattin

+44 (0) 121 524 1172

jmattin@bondwolfe.com

Birmingham Office

+44 (0) 121 525 0600

agency@bondwolfe.com



DISCLAIMER

Bond Wolfe and Graham + Sibbald Property Consultants Limited, for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.

Bond Wolfe is a trading name of Bond Wolfe Limited. Company Reg No: 11576880 Registered in England and Wales.

Registered office: The Counting House 61 Charlotte Street, Birmingham, B3 1PX