

FOR SALE (Investment)

**UNITS 1 & 2
BEAKES ROAD
BEARWOOD
WEST MIDLANDS
B67 5RS**



❖ FREEHOLD INVESTMENT

LOCATION

The property is located on the southern side of Beakes Road a short distance from the island junction with the B.4182 Thimblemill Road. Smethwick Town Centre is approximately 1 mile distant to the north, Birmingham City Centre approximately 4 miles distant to the east and junction 2 of the M5 Motorway less than 2 miles distant to the west.

DESCRIPTION

The property comprises 2 attached industrial units of brick construction having pitched lined roofs and roller shutter doors. The properties stand behind a forecourt with parking to the front. Yard space to the rear.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk
Tel : 01384 257284

UNITS 1 & 2, BEAKES ROAD, BEARWOOD, B67 5RS.....Cont'd.

LEASES

The units are let on full repairing and insuring terms. Rents are paid quarterly in advance. Please refer to tenancy schedule attached to these particulars.

TENURE

The properties are offered for sale as a freehold investment subject to the business leases referred to in these particulars.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATES

Available – on request from Agents.

PURCHASE PRICE

We are instructed to ask **£225,000.00 (Two Hundred and Twenty Five Thousand Pounds)** **Subject to Contract** for the freehold investment property.

V.A.T.

We are advised VAT is not applicable to this transaction.

VIEWING By strict appointment **ONLY** with the sole Agent :-

John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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NO.	TENANT	AREA SQ.FT.		LEASE TERM	REVIEW PATTERN	CURRENT RENT PA	CURRENT RENT PSF	NEXT REVIEW	NOTES
		SQ. FT.	SQ.M.						
UNIT 1 (OR A)	Kevin Ready T/A Bare Wood	G/F 999	92.8	6 years from 22 nd April 2022	3 yearly 22/04/2025	£8,000 pax	£8.00 psf		T. break April 2025 Lease ends 22.4.2028 FRI terms.
UNIT 2 (OR B)	Tina Stockton T/A Linella Dog Groomers	G/F Mezz Total	1051 803 1854	3 years from 12 July 2025	3 yearly	£9,000 pax	G/F £8.03 psf Mezz £1.00 psf	July 2028	T. break Jan 2027 Lease ends 11.7.2028 FRI terms
Total Rent Roll							£17,000 pa (ex of rates)		

N.B.

- a) Insurance via the Landlord.
- b) VAT does not apply.

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