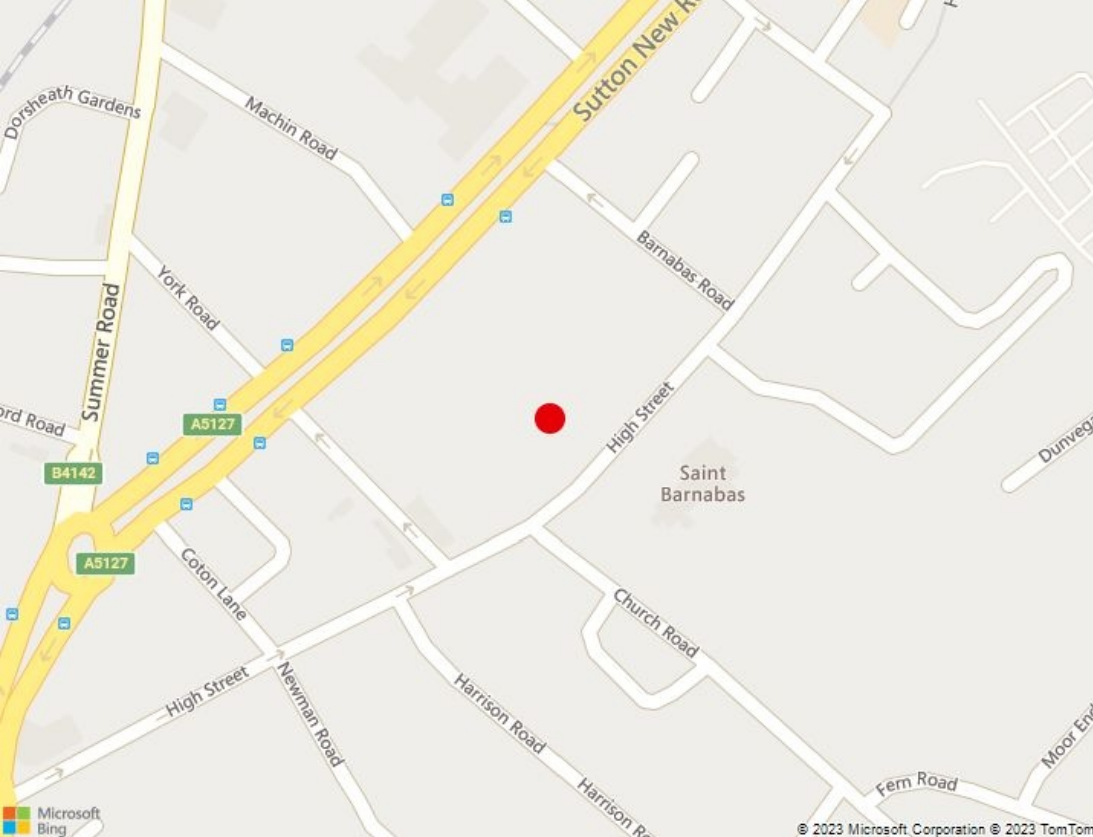


FREEHOLD RETAIL / OFFICE INVESTMENT FOR SALE

181/183 High Street, Erdington, Birmingham, B23 6SY

4,223 SqFt (392.32 SqM) | Offers Around £445,000





KEY FEATURES

- Rare opportunity to acquire character freehold investment
- Let to Dignity Funerals Limited
- Long term income
- Current Income - £40,000 pa.

LOCATION

The premises are located on the busy Erdington High Street, close to its junction with Church Road and opposite St Barnabas Parish Church within a well established retail parade to include a wide cross section of national and local operators.

Birmingham City Centre is approximately 4.5 miles away and the property is excellently placed for access to Junction 6 (Spaghetti Junction) of the M6 motorway and therefore providing access to the wider Midlands motorway network.

DESCRIPTION

The character freehold premises provide ground and first floor accommodation together with private driveway leading to courtyard with additional storage, garage / workshop and chapel of rest, and let to Dignity Funerals Limited; the national funeral operator on a 20 year full repairing and insuring lease from 21 December 2016, at a rental of £40,000 per annum.

Area	SqFt	SqM
Ground & First Floor offices	1,616	150.13
Chapel of rest	244	22.67
Rear Workshops	2,094	194.53
Ancillary storage	269	24.99
Total Floor Area	4,223	392.32

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TERMS

Freehold subject to the following tenancy:

Let to Dignity Funerals Limited on the basis of a 20 year full repairing and insuring lease from 21 December 2016, at a current rental of £40,000 per annum exclusive, subject to five yearly rent reviews with the next being 21 December 2026.

A copy of the lease is available via the data room on our website, subject to registration - [click here](#)

ASKING PRICE

Offers Around £445,000

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Value £34,250

Rates Payable 2026/2027 £14,796

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

181/183 High Street, Erdington, Birmingham B23 6SY



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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