



Picton Jones  
ASSET MANAGEMENT

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**FOR SALE**

**FREEHOLD INVESTMENT PROPERTY**

**35 COLESHILL ROAD, HODGE HILL,  
BIRMINGHAM B36 8DT**



### **Location**

The property fronts Coleshill Road, Hodge Hill (B4114), some 150 metres east of its Junction with Bromford Lane (A4040). The premises are located adjacent to a Tesco Superstore which is accessed via the Coleshill Road walk through. The local Fox & Goose Shopping Centre is situated opposite the Tesco Superstore to the West of Bromford Lane which include a number of National and local Retailers such as Greggs, Iceland and Card Factory. To the South of Coleshill Road at the junction with Bromford Lane are Aldi, Poundstretcher and PureGym.

### **Description**

The property comprises a Ground Floor Shop and rear storage accommodation, with a self-contained Office Suite at First Floor level.



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## **Accommodation** (Approx. NIA)

### **Ground Floor**

Front Shop	368 sq. ft.
Storeroom	96 sq. ft.
Back Store	314 sq. ft.
Toilet	-

**Total Ground Floor 778 sq. ft**

### **First Floor**

Front Offices 1 & 2	358 sq. ft.
Ladies & Gents W/C	-
Kitchen	24 sq. ft.
Store / Boiler	-
Rear Office 1	120 sq. ft.
Rear Office 2	167 sq. ft.
<b><u>Total First Floor</u></b>	<b><u>669 sq. ft.</u></b>

## **Tenancy**

### **Ground Floor Shop**

The Shop premises are Let to Mr Atiqur Rahman trading as Cellfones Direct. Mr Rahman has traded from the premises for 20 years and recently entered in to a new Lease for a Term of 15 years from the 09/04/2021, with Rent Reviews at 5 yearly intervals to Open Market Rental Value or increased in line with the Consumer Price Index, whichever is the higher. Rent is paid up to date with no arrears.

### **First Floor Offices**

The First Floor Offices are Let to Mr Liam Byrne MP as his Constituency Office, on Lease for a Term of 6 years, expiring on the 18/12/2022. The Accommodation has self-contained access off Coleshill Road and has potential for conversion to residential accommodation. Rent is fully paid up to date.

	<b>Tenants</b>	<b>Rents P. A.</b>	<b>Lease Expiry</b>	<b>Repairs both Ground Floor &amp; First Floor</b>
<b>Ground Floor Shop</b>	Atiqur Rahman trading as Cellfones Direct	£12,500.00	08/04/2036	Effective Full Repairing & Insuring, with Tenants being responsible for internal decorative repairs and 50% of the cost of structural main roof and external decorative repairs
<b>First Floor Offices</b>	Liam Byrne MP	£7,100.00	18/12/2022	
<b>TOTAL RENTAL INCOME</b>		<b>£19,600.00 p.a.</b>		

**EPC** - A copy of the Energy Performance Certificates can be obtained from the sole Agents.

**Legal Costs** - Each Party to be responsible for their own Legal costs.

**Viewings** - By appointment with the sole Agents.

**PRICE** – Offers are sought in excess of **£230,000** for this attractive investment property. This would show a purchaser an attractive gross initial yield of **8.52%** before costs of acquisition.

**VAT** – The Property is Not VAT elected.