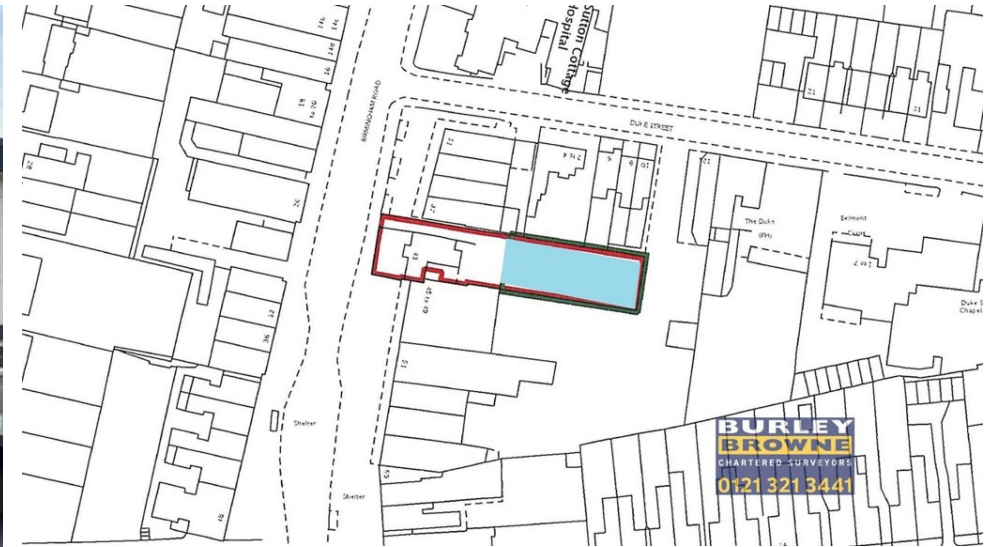
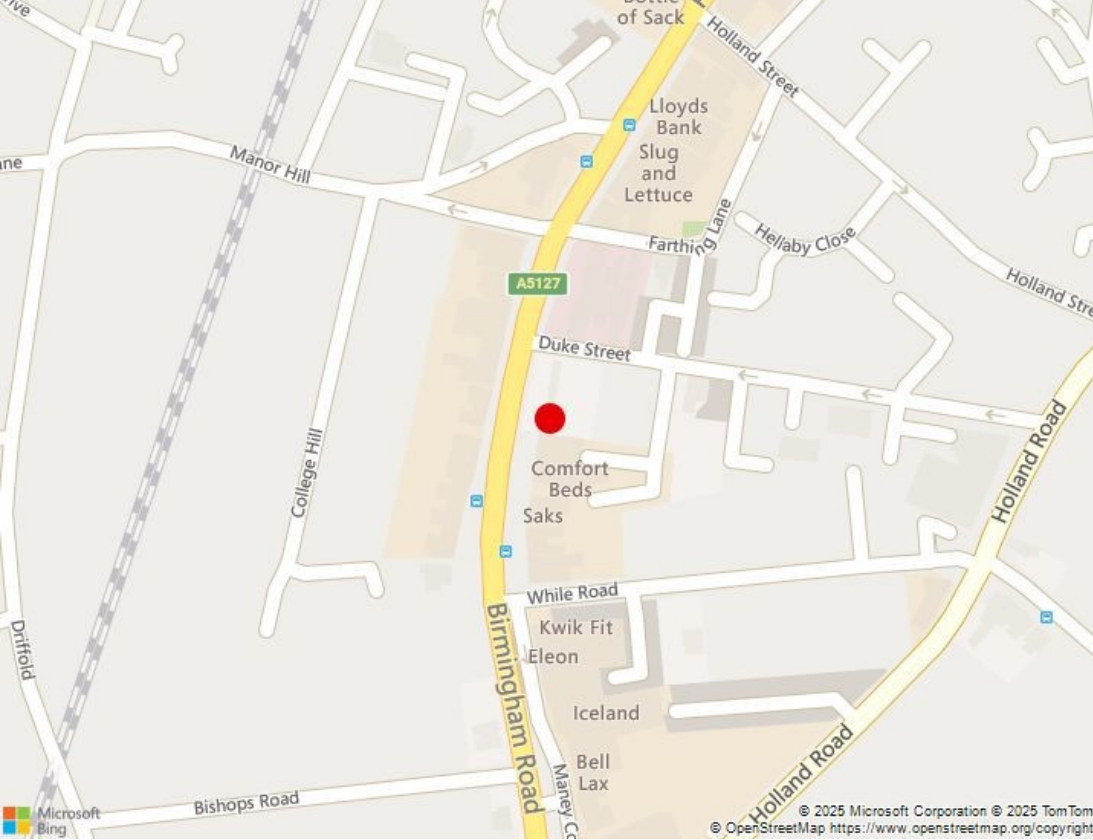


RETAIL / OFFICE INVESTMENT & LAND FOR SALE

43 Birmingham Road, Sutton Coldfield, B72 1QF

Total site area: 0.21 acres (0.08 ha) | 1,148 SqFt (106.65 SqM) | Offers in excess of £300,000





KEY FEATURES

- Rare opportunity to acquire town centre freehold investment
- Prominent town centre location.
- Let to Dignity Funerals Limited.
- Additional parcel of land to the rear
- Longer term development potential

LOCATION

Sutton Coldfield is an affluent suburb of Birmingham located approximately 6 miles north east of the city centre.

The premises are prominently situated fronting Birmingham Road (A5127) which is the main arterial route linking Sutton Coldfield Town Centre with Birmingham and within walking distance of the town centre and **Gracechurch Shopping Centre**. Neighbouring occupiers include mainly retail and restaurant/bar occupiers to include **ASH Restaurant and Bar, GDK, Tesco Express, Burger and Sauce and Pizza by Goli**.

DESCRIPTION

A detached two storey office property with side access off Birmingham Road to car parking at the rear. An additional parcel of land highlighted blue on the plan and not included within Dignity's demise is included in the sale.

Floor Areas:

Dignity Funerals:

Ground Floor 67.63 sq m / 728 sq ft
 First Floor 39.02 sq m / 420 sq ft

Total Site Area - 0.21 acres / 0.08 ha



43 Birmingham Road, Sutton Coldfield B72 1QF



TERMS

Freehold (edged **red** on plan) subject to the following tenancy:

The area highlighted **yellow** on the plan is let on a 20 year FRI lease from 21st December 2016 to Dignity Funerals Limited at £14,000 pa exclusive subject to 5 yearly rent reviews.

Dignity Funeral Limited has funeral homes across the UK, and is Britain's largest single provider of funeral related services with over 800 funeral locations and 45 crematoriums. (source www.dignityfunerals.co.uk)

The area highlighted **blue** is unoccupied with pedestrianed rights of access off Birmingham Road.

Lease /title documentation is available to download via the dataroom for this listing on our website

ASKING PRICE

Offers in excess of £300,000

BUSINESS RATES

Rateable Value £10,750. 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

43 Birmingham Road, Sutton Coldfield B72 1QF

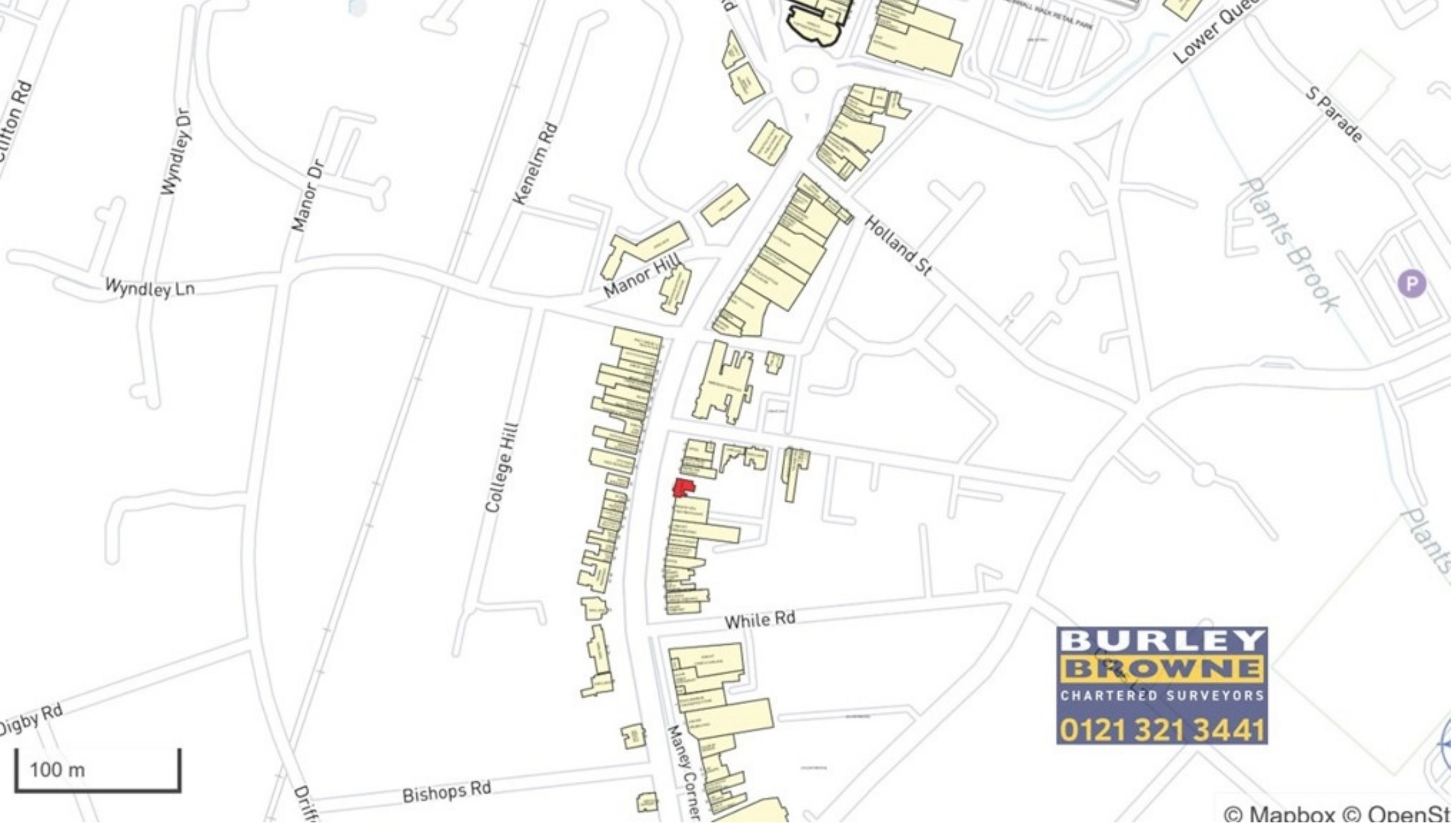


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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