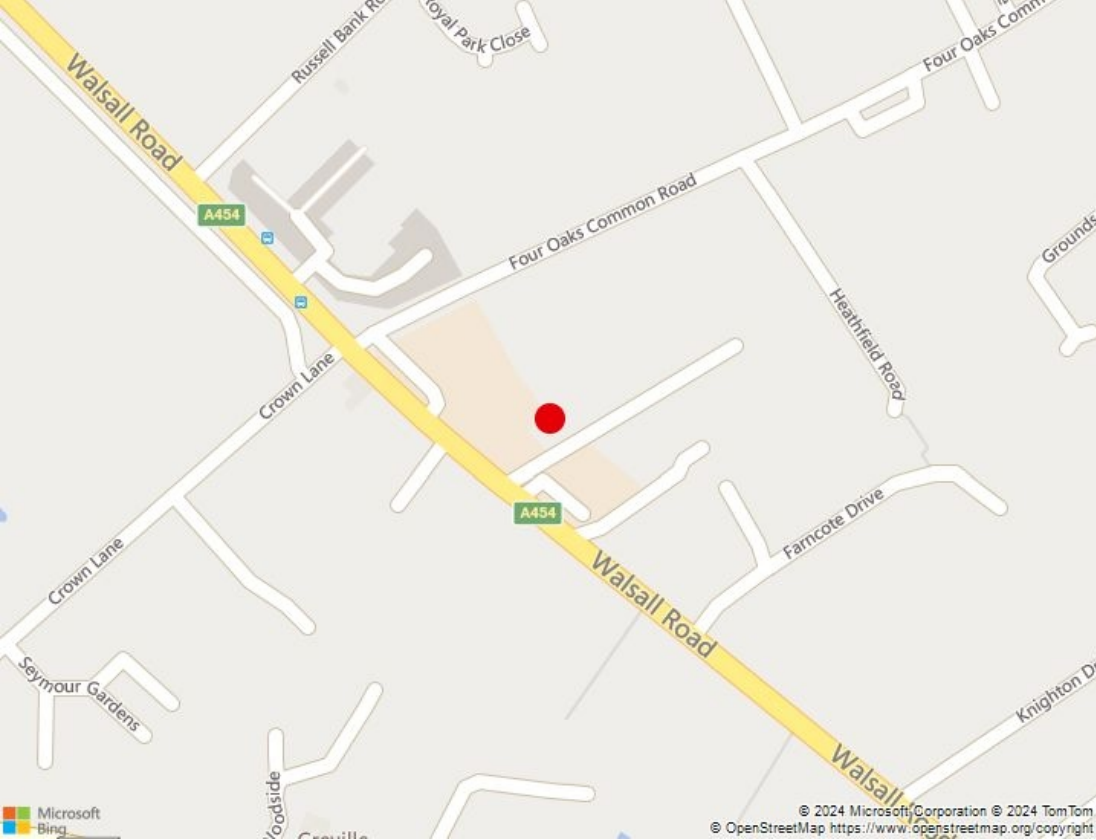


RETAIL / OFFICE INVESTMENT FOR SALE

76 Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY

1,620 SqFt (150.5 SqM) | Offers Around £450,000





KEY FEATURES

- Freehold investment
- Established and popular local parade
- Affluent suburb of Sutton Coldfield
- CURRENT NET POTENTIAL INCOME - £34,670 per annum exclusive
- POTENTIAL FURTHER DEVELOPMENT (STP)
- Full lease and tenancy information available on request

LOCATION

The premises are prominently situated fronting Walsall Road (A454) a popular and vibrant local parade within Four Oaks, an affluent suburb of Sutton Coldfield, which itself is within a mile of Mere Green centre and 2 miles north of Sutton Coldfield Town Centre. Neighbouring retailers within the wider parade include a variety of local and national operators including **Tesco Express, Sainsburys Local, Boots Pharmacy, Acres Estate Agents** and **The Crown Pub (Ember Inns)**.

DESCRIPTION

The mutli let two storey end of terrace property comprises a ground floor retail unit let to **True Desire Hair Salon**; first floor offices currently being marketing to let with single storey premises to the rear let to **Robert Stevens Barbers**. Parking to the rear via the side driveway off Walsall Road together or the shared driveway off Four Oaks Common Road.

| Area | SqFt | SqM |
|--|--------------|--------------|
| Ground Floor Shop - True Desire | 992 | 92.16 |
| First Floor - Lucy Foster Aesthetics | 415 | 38.55 |
| Rear Walsall Road (Robert Stevens Barbers) | 212 | 19.69 |
| Total Floor Area | 1,620 | 150.5 |



76 Walsall Road, Four Oaks, Sutton Coldfield, West Midlands B74 4QY



TERMS

The freehold is to be sold subject to the following tenancies:

76 Walsall Road - Ground floor shop let to True Desire Limited on the basis of a 10 year lease from 2nd January 2018 at £20,000 pa exclusive.

Over 76 Walsall Road - Available To Let. Quoting rent £9,500 pa exclusive.

Rear of 76b Walsall Road - let to Robert Stevens Barbers on a licence to occupy subject to 3 months notice at £5,170 pa exclusive.

ASKING PRICE

Offers Around £450,000

EPC

Energy Performance Certificates available upon request

BUSINESS RATES

76 Walsall Road (ground floor shop) - Rateable Value £18,250

Over 76 Walsall Road - Rateable Value £4,200

Rear of 76 Walsall Road - Rateable Value £3,900

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, although the purchaser will be required to provide an undertaking to cover the sellers legal costs in the event that they withdraw once a sale is agreed and solicitors instructed.

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

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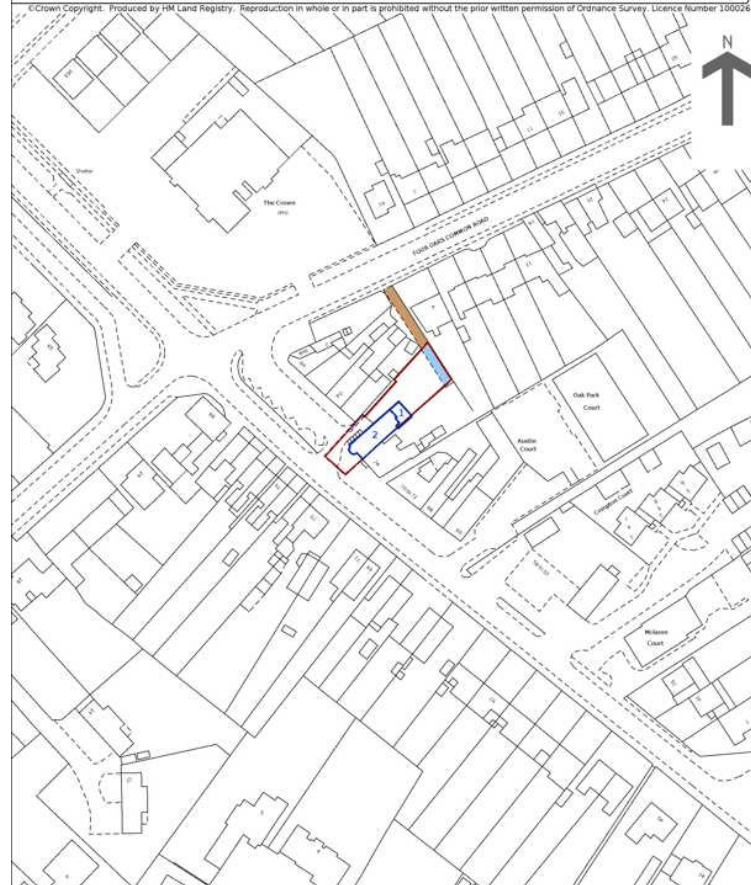
0121 321 3441
www.burleybrowne.co.uk



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 06 June 2024 at 12:43:07. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Coventry Office.