

For Sale

Pennycuick Collins

Chartered Surveyors

Retail Investment Premises

**179 High Street, Harborne
Birmingham, B17 9QE**



**Shop Net Sales Area
99.96 m²
(1,076ft²) Approx**

9 The Square, 111 Broad Street, Birmingham B15 1AS Email: info@pennycuick.co.uk Fax: 0121 665 4190

www.pennycuick.co.uk 0121 665 4150

Location

The premises are located on High Street, Harborne the B4127 situated close to the junction with Albany Road and is approx 1.5 miles south west of Birmingham City Centre.

Description

The property forms part of a brick built parade with a pitched roof. The premises consist of a retail unit with ancillary storage and toilet to the rear. Stairs from the shop lead to offices/workshops over. There is also basement storage and access to the rear yard.

Accommodation (All Sizes Approx)

Net Sales Area	99.96 m ²	1,076 ft ²
First Floor	44.23 m ²	476 ft ²

Tenure

The property is offered on a freehold basis subject to the lease to the tenant Johnsons Cleaners UK Ltd

Rent is £27,500pa. The lease is 10 years from 1st July 2010 but subject to a break clause and a rent review at the 5th year,

Rates

Interested parties are advised to make their own enquiries with Birmingham City Council Business Rates Department on 0121 303 9944

Proposal

Offers are invited based on £340,000 (Three hundred & Forty Thousand Pounds) for the freehold interest subject to the lease.

This reflects a net initial yield of around 8.6% after allowing for the usual purchasers costs of 5.75%

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures are exclusive of VAT.

Energy Performance Certificate.

An EPC is available for the premises.

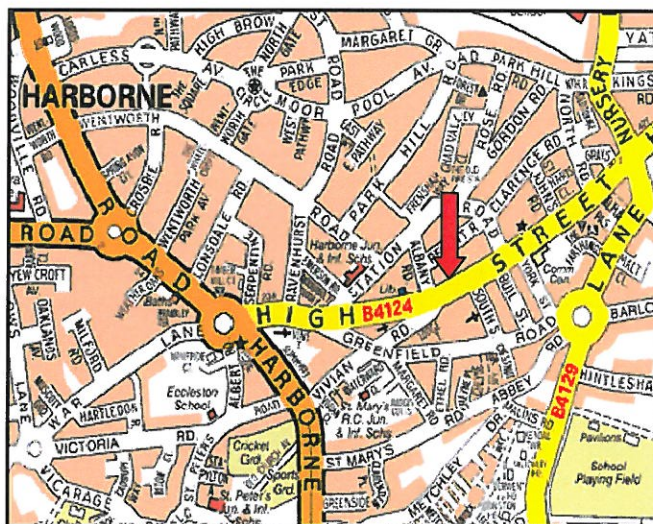
Viewing

Strictly by appointment with the Sole Letting Agent:

Pennycuik Collins,
9 The Square, 111 Broad Street,
Birmingham, B15 1AS.
Tel. No: 0121 665 4150, Fax. No: 0121 665 4190,
Ref: RSM

SUBJECT TO CONTRACT

Jan 2012



The Property Misdescriptions Act 1991:

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (especially if you are travelling some distance to view the property).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (6th Edition)".

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennycuik Collins Incorporating Ralphs & Janes for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins Incorporating Ralphs & Janes (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.