

For Sale

Pennycuik Collins

Chartered Surveyors

Freehold Retail Investment

**302-304 KITTS GREEN ROAD, KITTS GREEN
BIRMINGHAM B33 9SB**



Net Internal Ground Floor Trading Area 286.52 m² (3,083 ft²) Approx.

OFFERS AROUND £500,000

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

www.pennycuik.co.uk 0121 665 4150

Location

The premises are located on Kitts Green Road, Kitts Green, close to the local centres of Stechford, Yardley & Garrett's Green.

The locality is an established area of mixed commercial & residential uses. Birmingham City Centre is approx 9 miles to the west.

Description

The premises comprise a single retail unit with storage & ancillary space above constructed of brick with a pitched roof. The building has been extended to the rear which has a flat roof.

Accommodation

The Approximate Net Internal Floor Areas are as follows:

Ground Floor Retail	286.52 m ²	(3,083ft ²)
Ground Floor Storage	95.95 m ²	(1,033 ft ²)
First Floor Stores	334.24 m ²	(3,597 ft ²)
Kitchen		

Total Net Internal Area 716.71 m² (7,713 ft²)

Approx

Services

All mains services are understood to be available but have not been tested by the agent.

Tenancy

The whole of the property is let by way of a FRI lease dated 16th March 2005 for a term of 20 years. The passing rent is £25,000pa excl which is subject to a review every 5th year. There is a review outstanding from 16th March 2010.

Tenure

We understand the property is freehold

EPC

An Energy Performance Certificate is available for the premises.

Rateable Value

£26,250

Price

Offers around **£500,000** are invited for the freehold interest subject to the tenancy.

VAT

Any figures mentioned in these particulars or during negotiations are exclusive of VAT which may be payable in addition.

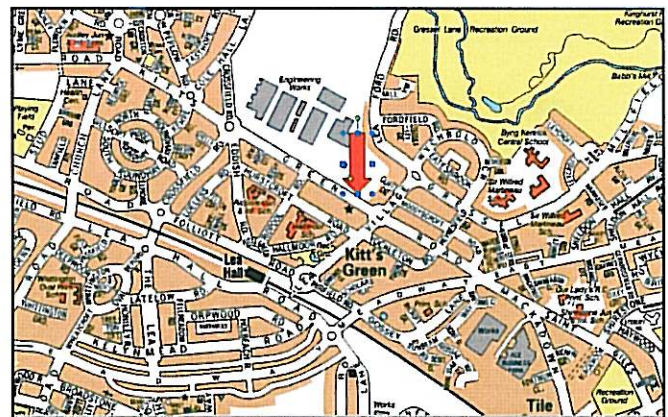
Legal Costs

The purchaser is to be responsible for the Vendor's reasonable legal costs in concluding the sale.

Viewing

Please contact the Sole Selling Agents, Pennycuik Collins on **0121 665 4189 Ref RSM**

October 2010



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 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 (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.