



# INVESTMENT FOR SALE

## Retail / Residential Investment

925 Walsall Road, Great Barr, Birmingham. B42 1TN

820 sq ft (76 sq m) NIA

**£210,000**

## LOCATION

The property forms part of a busy retail parade on a major arterial route into Birmingham City Centre and connection to junction 7 of the M6 Motorway. Nearby occupiers include Lloyds Pharmacy, The West Brom Building Society, Swinton Insurance, Poundland and many independent traders including estate agents.

## DESCRIPTION

The property comprises a mid-terrace two storey building of brick construction under a pitched tiled roof. The ground floor forms retail accommodation and the first floor comprises a one bed roomed flat accessed from the rear.

## ACCOMMODATION

	sq m	sq ft
Ground floor	76.20	820
One bedroom first floor flat		

## TENURE

The property is freehold. The ground floor is let to Timpson Limited for a term of 5 years from 19 February 2019 at £14,250 per annum. The tenant benefits from break options subject to six months' notice on 31 January 2021, 2022 & 2023.

The first floor flat is let at £4,260 per annum. The total income receivable is therefore £18,510 per annum.



## PRICE

£210,000

## LEGAL COSTS

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

## VAT

All figures are exclusive of VAT which will be charged at the standard rate.

## EPC

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

64 This is how energy efficient the building is.

## VIEWING

Strictly by prior appointment:

**Richard Bache**

[richard.bache@pennycuick.co.uk](mailto:richard.bache@pennycuick.co.uk)

**Alexia Frixou**

[alexia.frixou@pennycuick.co.uk](mailto:alexia.frixou@pennycuick.co.uk)

## SUBJECT TO CONTRACT

February 2020



Misrepresentation Act 1967: Pennycuick Collins Chartered Surveyors (and their joint agents where applicable) for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not amount to, nor amount to any part of, an offer or contract. (2) None of the statements contained in these particulars should be relied on as statements or representations of fact, therefore all prospective purchasers or tenants must satisfy themselves as to their accuracy. (3) Neither the vendor nor lessor of this property, nor Pennycuick Collins Chartered Surveyors (or any person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property. (4) The reference to any plant, machinery, equipment, services, fixtures or fittings at this property shall not amount to a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers or tenants should satisfy themselves as to the condition of such items for their requirements.

Maps included in this document are reproduced by permission of Geographer's A-Z Map Co. Limited. License No. A0429. The maps are based upon Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationary Office. © Crown Copyright 2002.