

BURLEY BROWNE

www.burleybrowne.co.uk

FOR SALE INVESTMENT PROPERTY

**WALMLEY ASH COURT
43 WALMLEY ROAD
SUTTON COLDFIELD
B76 1NP**



Net internal floor area 64.50m² / 695 sq ft or thereabouts.

Modern ground floor shop in busy local shopping parade.

Lease expiry 2029. Current rent £15,000 per annum exclusive.

0121 321 3441

LOCATION

The shop is situated in a modern parade of similar units including hairdressers and St Giles Hospice Shop. Walmley comprises a wide cross section of local retailers including convenience stores, post office, estate agents etc. The shop is behind a service road within the centre of the retail area.

DESCRIPTION

A ground floor shop trading as an off licence and having electric roller shutter.

Shop width: 5.15m / 16'11" maximum
Shop depth: 12.57m / 41'3"

FLOOR AREA

Retail area 64.5m² / 695 sq ft

Staff room/ store 7.1m² / 76 sq ft

OUTSIDE

The shop is set behind a service road providing car parking. There is rear access to a courtyard for loading/unloading purposes.

LEASE

The property is let on a lease expiring 26 November 2029 at £15,000 per annum exclusive. A rent review is due on the 27 November 2017 and 5 yearly thereafter.

The property has traded in recent years as an off licence and was re-let on this basis in November 2014 to M Ghadir & S Keian. The landlord holds a rent deposit in the sum of £4,500 including VAT.

TENURE

The property is held on a 99 year ground lease from 25 December 1999 at a current ground rent of £195 per annum increasing to £390 in 2032 and £780 in 2065.

PURCHASE PRICE

Offers around £210,000.

BUSINESS RATES

Rateable Value £13,250 obtained from the Valuation Office Rating List.

Rates Payable 2017/2018 £6,174.50 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

SERVICE CHARGE

A Service Charge is payable towards the shared costs of common areas etc currently £963.60 per annum.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating Band C – 64.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which it is understood may not be payable – solicitors to confirm.

VIEWING

The property is occupied by tenants and if an internal inspection is required it is strictly by prior appointment only though Burley Browne on 0121 321 3441. Inspections without prior appointment are not permitted.



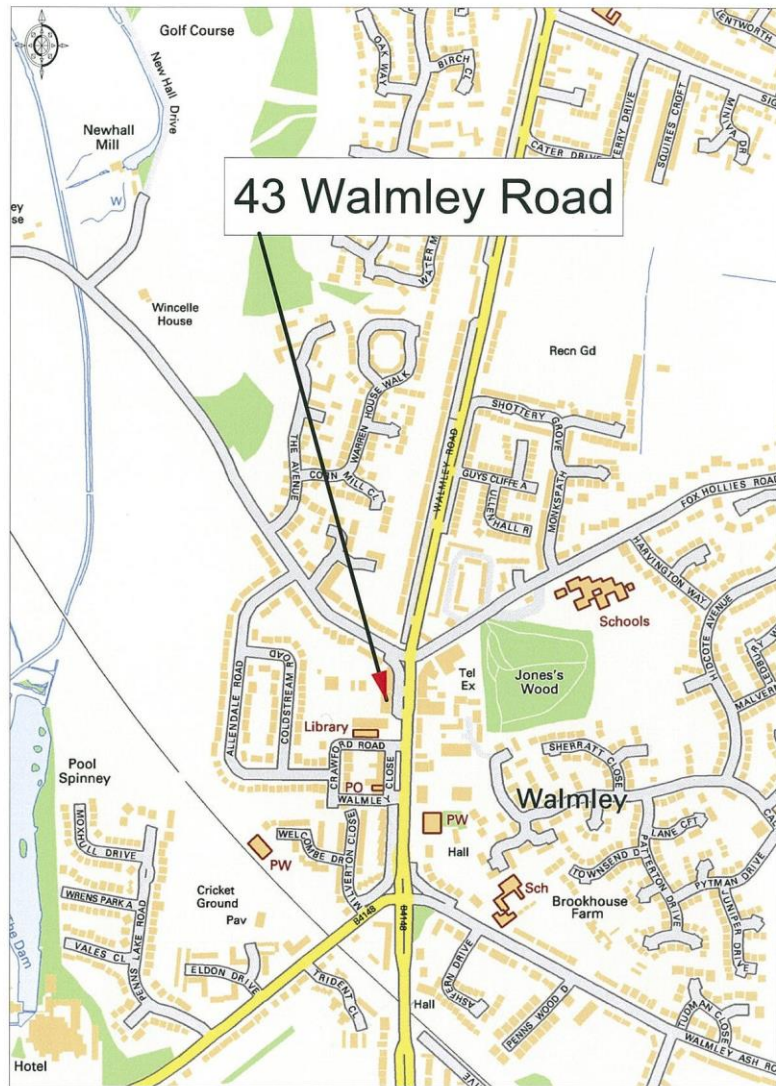
For the latest news, [follow us](#) on twitter

TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

6781

150218

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



Enabled by
Ordnance Survey

© Crown Copyright 2008. All rights reserved. Licence number 100020449. Plotted Scale - 1:7500

This map was created with Promap

Energy Performance Certificate

Non-Domestic Building



Maya Dress Agency & Hat Boutique
43 Walmley Road
SUTTON COLDFIELD
B76 1NP

Certificate Reference Number:
0290-3093-0331-2670-5074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/lepd.

Energy Performance Asset Rating

More energy efficient

A+

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.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 79
Building complexity (poor level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
3.9 If newly built
3.1 If typical of the existing stock

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

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

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

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

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
Registered in England No. 5488324
Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ