

BURLEY BROWNE

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RETAIL INVESTMENT FOR SALE

37a CAPE HILL / 110 WINDMILL LANE
CAPE HILL
SMETHWICK
B66 3EN



37a Cape Hill let to D M Thompson and C Hayes t/as Specsavers at a rental of £6,000 pa exclusive.

110 Windmill Lane let to William Hill on the basis of a 20 year lease from 29th November 2007 at a current rental of £18,500 pa exclusive subject to 5 yearly rent reviews (next review 29th November 2022).

TOTAL CURRENT INCOME - £24,500 PER ANNUM EXCLUSIVE

Prominent corner position at the junction of Cape Hill (B4125) and Windmill Lane (B4136),
Cape Hill, Smethwick

0121 321 3441

LOCATION

The premises are prominently situated in a prominent corner location at the junction of Cape Hill (B4125) and Windmill Lane (B4136) in the centre of Cape Hill.

Cape Hill is a busy and popular shopping area in Smethwick and comprises a mix of local independent and national operators.

The Windmill Shopping Park, anchored by Asda is within close proximity with other national occupiers to include Matalan, Home Bargains and Pure Gym

Cape Hill is situated approximately five miles West of Birmingham City Centre and approximately two miles from Junction 1 of the M5 Motorway.

DESCRIPTION

37a Cape Hill let to David Malcolm Thompson and Christopher Paul Hayes t/as Specsavers at a rental of £6,000 pa exclusive. (currently holding over) and comprises ground floor entrance and waiting room with staircase to first floor offices / consulting rooms.

110 Windmill Lane is let to William Hill on the basis of a 20 year lease from 29th November 2007 at a current rental of **£18,500 pa exclusive** subject to 5 yearly rent reviews (next review 29th November 2022) and comprises ground floor retail sales together with first floor ancillary accommodation.

FLOOR AREAS

37a Cape Hill - Specsavers

Ground Floor entrance/sales - 7.76 sq m / 84 sq ft
First Floor - 66.1 sq m / 711 sq ft

110 Windmill Lane - William Hill

Ground Floor sales - 96.6 sq m / 1040 sq ft
Ground Floor Ancillary - 30.42 sq m / 327 sq ft
First Floor - no access

TENURE

Freehold subject to the tenancies referred to above.
Copies of both leases are available upon request.

PURCHASE PRICE

Offers invited.

Guide Price - offers in region of £375,000.

BUSINESS RATES

37a Cape Hill - Rateable Value £3,650

110 Windmill Lane - Rateable Value £9,600

ENERGY PERFORMANCE CERTIFICATE

Assessment awaited.

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.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, although we await confirmation on whether VAT will be payable in this instance.

VIEWING

Strictly by prior appointment, only through Burley Browne on 0121 321 3441.

To minimise disruption to the current tenants businesses, inspections will only be carried out following clarification of interest at a potentially acceptable level together with proof of funding.

FURTHER INFORMATION

Contact: David Hemming

Email: david.hemming@burleybrowne.co.uk

DDI: 0121 362 1530

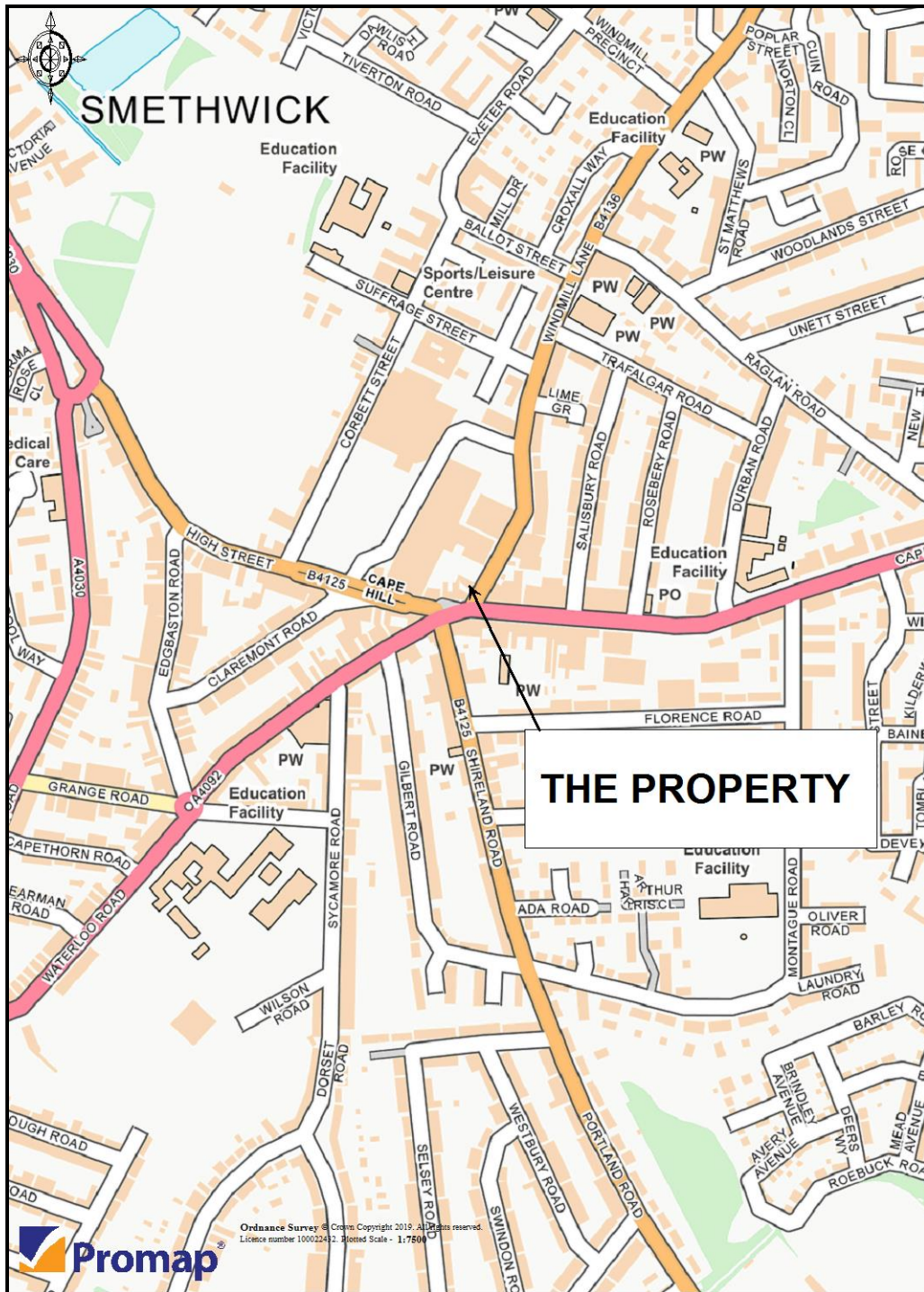


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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



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.

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