

BURLEY BROWNE

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RETAIL & OFFICE INVESTMENT FOR SALE

82/84 WHITEHOUSE COMMON ROAD
SUTTON COLDFIELD
B75 6HD



Ground Floor Retail Unit let to PPG Architectural Coatings UK Limited, trading as Johnstone's Decorating Centre on the basis of a 10 year lease from 4th May 2018 at a rental of £30,000 pa exclusive subject to rent review and tenant only break at the 5th anniversary

The self-contained first floor offices are let to Mitch Cassin Groundworks & Construction Limited at a rental of £14,000 per annum exclusive on the basis of a 5 year lease from June 2019.

TOTAL CURRENT INCOME - £44,000 PER ANNUM EXCLUSIVE

Prominent corner position at the junction of Whitehouse Common Road/Withy Hill Road within affluent suburb of Sutton Coldfield

0121 321 3441

LOCATION

Sutton Coldfield is an affluent suburb of Birmingham located approximately 6 miles north east of the City Centre.

The premises are located in a prominent corner position at the junction of Whitehouse Common Road and Withy Hill Road within a local shopping parade including hairdressers, fish & chip shop, **Co-op Funeral Services, Tesco Express/Esso** petrol filling station.

The parade is within an established residential area of Sutton Coldfield and is well placed for access to the Town Centre.

DESCRIPTION

An end of terrace two storey property with allocated car parking to the forecourt and off Withy Hill Road. The ground floor retail unit is let to Architectural Coatings UK Limited (trading as Johnsons Decorating Centre) on the basis of a 10 year FRI lease data 4th May 2018 subject to rent review and tenant only break at the 5th anniversary at a rental of **£30,000 per annum exclusive**.

The self-contained first floor offices are let to Mitch Cassin Groundworks & Construction Limited at a rental of **£14,000 per annum exclusive** on the basis of a 5 year lease from June 2019.

FLOOR AREAS

Ground Floor Retail - 80.2m² / 863 sq ft
First Floor Offices – 108.42m²/1,167 sq ft

PPG Architectural Coatings UK Limited form part of PPG Industries, a global leader in paint coatings and materials, operating in more than 70 countries in the construction, consumer products and industrial and transportation market.

In the UK, PPG manufactures the market leading Johnstone's and Leyland Paint brands which offer and extensive range of coatings and finished for the DIY consumer and professional decorator.

Mitch Cassin Groundworks & Construction Limited are a Birmingham based groundworks company that specialise in new housing developments, road & sewers and commercial groundworks.

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 the region of £625,000.

BUSINESS RATES

Ground Floor Rateable Value £20,250

First Floor Rateable Value - £9,400

ENERGY PERFORMANCE CERTIFICATE

Ground Floor – Energy Performance Asset Band Rating C – 61.

First Floor – Energy Performance Asset Band Rating D – 98.

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 understand VAT will not 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.

Contact: David Hemming

Email: david.hemming@burleybrowne.co.uk

DDI: 0121 362 1530



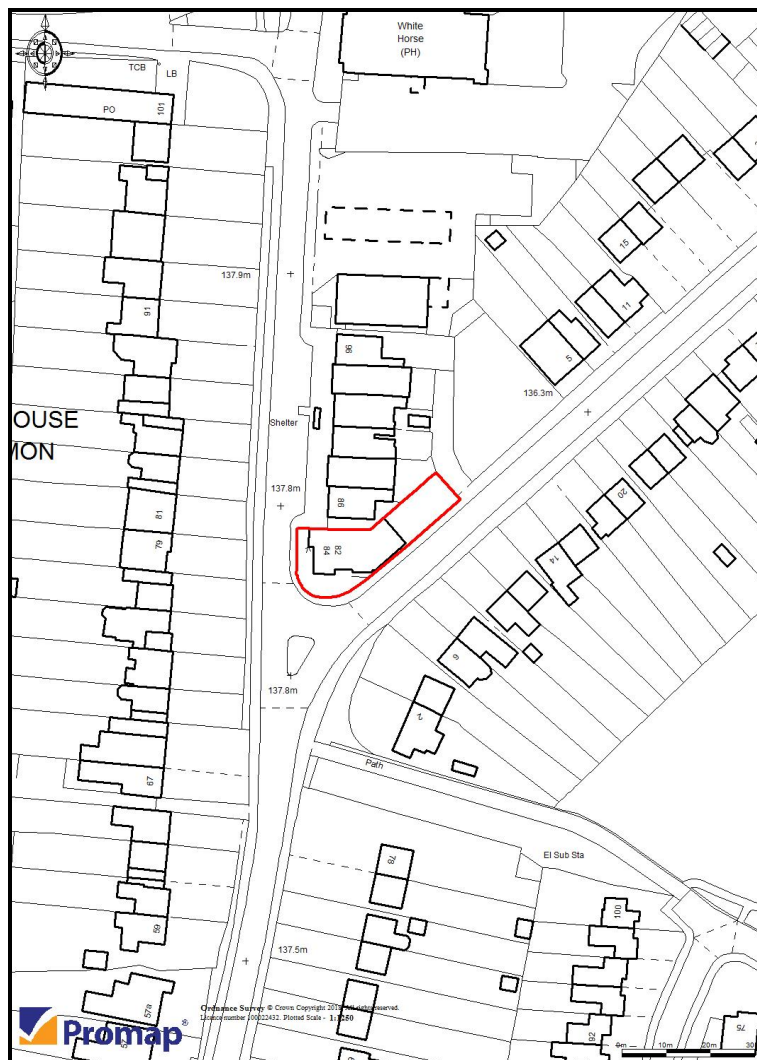
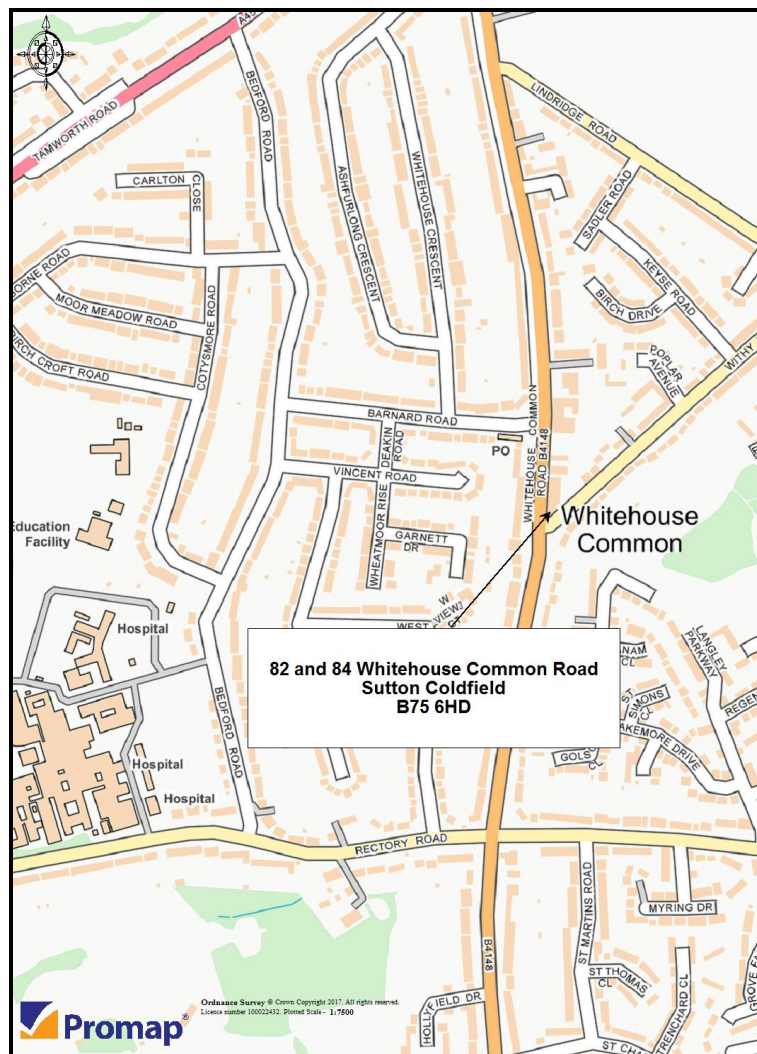
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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30/10/19

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.

**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