

J F

Freehold Investment for Sale (Businesses Unaffected)

**116-118 Church Road
Yardley
Birmingham
B25 8UX**

- Prominent corner position fronting Church Road in popular suburban location.
- Two ground floor retail units with first-floor accommodation all fully let on FRI terms.
- Retail and tuition centre uses



Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com



Freehold Investment for Sale (Businesses Unaffected)

LOCATION

The property occupies a prominent position onto Church Road, which adjoins A4040 and Coventry Road linking Yardley to Birmingham and Solihull.

Within the adjacent parades, there are a mixture of national and local occupiers with retailers of note including Lloyds Bank, Subway, Domino's and Ladbrokes.

DESCRIPTION

The subject property comprises a two-storey building of pleasing appearance and traditional brick construction with tile roof. The property comprises two ground floor shops with storage areas and first-floor tuition accommodation as part of Unit 1 extending across both shops.

ACCOMMODATION

Unit 1 Ground Floor Sales	59.32 sq. m	639 sq. ft	Unit 2 Ground Floor Sales	88.29 sq. m	950 sq. ft	First Floor Offices	67.04 sq. m	721 sq. ft
Total NIA	214.65 sq. m	2,310 sq. ft						

The property has been measured in accordance with the RICS Code of Measuring Practice. Interested parties should verify these dimensions for themselves.

TENURE

The property is available by way of a freehold disposal of the whole.

TENANCIES

The subject property is let on two separate leases.

Unit 1 Ground and Upper floors over Units 1 and 2 - Tuition centre let to Alyaqeen Ltd (with Directors' guarantee) effective from August 2020 on an FRI basis for a term of 10 years with an upward only open market rent review and conditional tenant break at the end of the 5th year. Current rental £16,000 pa.

Unit 2 Ground floor retail - Let to St Mary's Hospice effective from December 2018 on an FRI basis for a term of 10 years subject to a conditional tenant break option (having a 2-month rent penalty) and upwards only open market review on 5th anniversary. Current rental £18,000 pa.

RATEABLE VALUE

The property has a Rateable Value (April 2017) of £15,000 per annum in respect of Unit 1 and £13,750 per annum in respect of Unit 2. Interested parties should verify this with the local Rating Authority.

USE

Unit 1 Use - Tuition centre F1(a) (consent also for Class A1 and A2 under previous Use Classes)

Unit 2 Use - Retail Class E(a) (consent also for Class A2 under previous Use Classes)

J

F

Freehold Investment for Sale (Businesses Unaffected)

PRICE

Offers in excess of £360,000, subject to contract.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon application

LEGAL COSTS

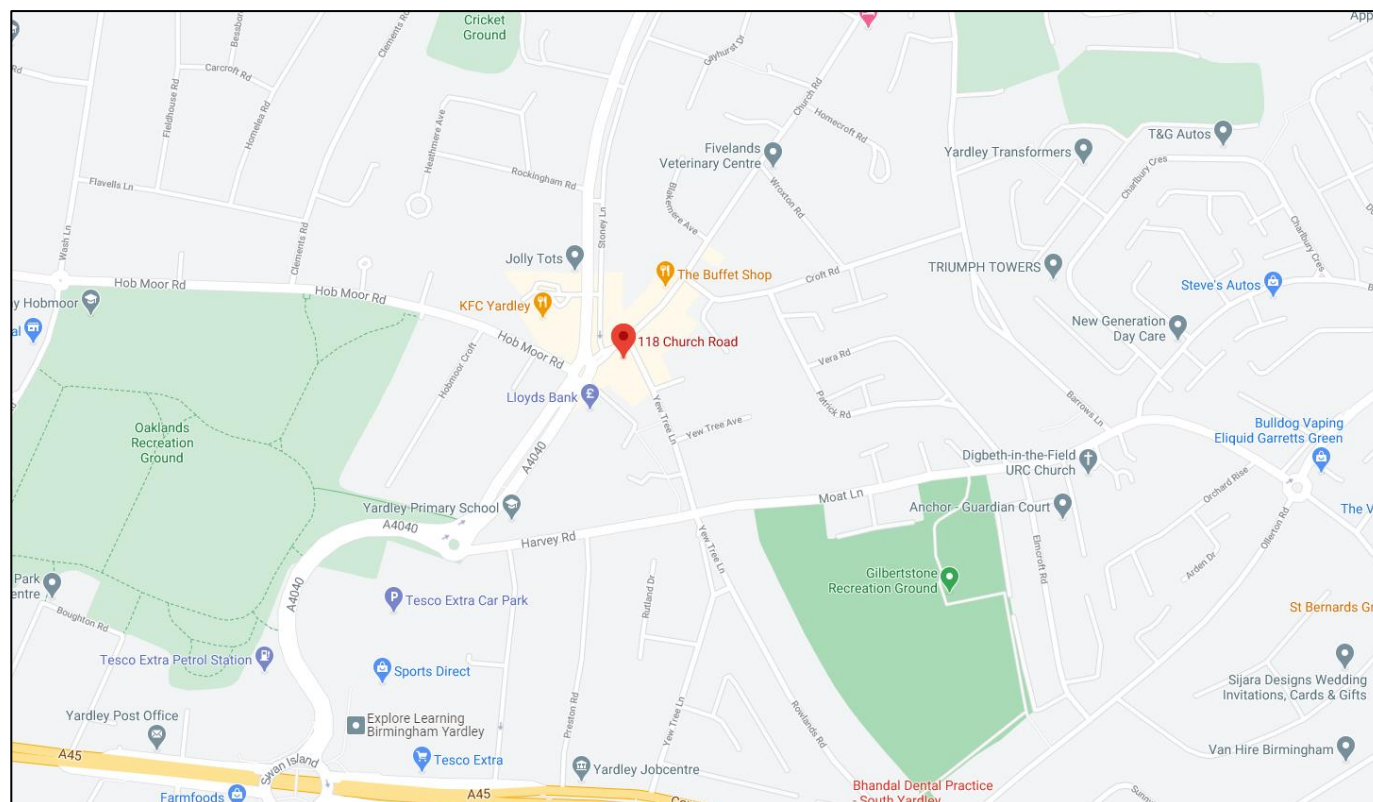
Each party will be responsible for its own legal costs

VIEWING

All viewings by prior appointment through this office.

CONTACT

Niall Glendon
Johnson Fellows
07763 564705
niall.glendon@johnsonfellows.co.uk



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com