

198-200 Alum Rock Road, Birmingham, B8 1EU



FOR SALE

Mixed Use Investment Building

Total Internal Area: 2,566 ft² (238.18 m²)

Location

The premises occupies a prominent location on one of the City's main arterial routes, Alum Rock Road, within close proximity to the inter-section with Cotterills Lane and approximately 3 miles east of Birmingham City Centre.

Junction 6 of the M6 provides access to the national motorway network and is approximately 2.5 miles North East.

Description

The property comprises a well presented, two-storey mid terrace retail premises of brick construction with a pitched tiled roof. Internally, the property is fitted out to a modern standard and has been rented to William Hill PLC for over 15 years.

On the ground floor there is a cashiers' area, open plan sales area with strong room, rear storage, kitchen and WCs.

The living accommodation, which is self-contained, is accessed via a rear staircase off Gowan Road and provides two, one-bedroom flats which are currently rented on assured shorthold tenancies (AST).

The living accommodation benefits from gas fired central heating and UPVC double glazed units.

Accommodation

Ground Floor 1,424 ft² (132.29 m²) approximately.

First Floor 1,142 ft² (106.09 m²) approximately.

Tenure / Price

We are inviting offers in the region of £750,000 for the valuable freehold interest. An additional block at the rear of the property can also be bought via separate negotiation.

Tenancy Schedule

The ground floor is currently let to William Hill PLC on a 10-year protected lease at £19,500 per annum. This ended in June 2018 and is currently rolling over.

Both one-bedroom flats are let on AST agreements at £400 PCM (£9,800 PA).

VAT

We understand that the property is not elected for VAT.

Legal Costs

Both parties to bear their own legal and surveyor's costs incurred during the transaction.

Energy Performance

Available on request via the agent.

Services

We understand that all mains services are connected on, or adjacent to, the subject property.

The agent has not tested the suitability of these connections and recommends that all interested parties make their own investigations.

Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500.