

Sala Spa, Bradford Street, Digbeth, Birmingham, B12 0NS



**FOR SALE**

Retail Investment Opportunity

Annual Rental of £14,000 Rising to £17,000

### Location

The property is situated fronting Bradford Street, Digbeth only ¼ mile (10-minute walk) from Birmingham City Centre and being situated just minutes away from the Bull Ring Shopping Centre, the National Coach Station, Moor Street Station and New Street Station.

The route of the new Midland Metro tram extension will run through the heart of Digbeth along the dual carriageway serving the Birmingham Coach Station and Custard Factory, Deritend High Street and terminating at Adderley Street.

Communication links are excellent being within close proximity to Junction 6 of the M6 which offers a gateway to the wider motorway networks of the M5, M40, M42 and M1 motorway.

### Description

The property is located within the Bradford Court office development which is home to a number of creative businesses comprises a ground floor retail premises which has been used as a Spa for over four years.

The property has been split to provide three treatment rooms along with two reception areas.

### Accommodation

**Total (NIA) 625 ft<sup>2</sup> (58.06 m<sup>2</sup>) approximately**

### Proposal

The property is let to Sala Therapy Birmingham Limited on a new 15-year lease simultaneously on completion of purchase, at £14,000 per annum, rising to £15,500 from year 5 and increasing to £17,000 from year 10 onwards.

The tenant company have been in occupation for over 5 years and wish to surrender their existing lease in favour of a longer 15-year term.

Offers over £150,000 exclusive are sought, subject to contract.

### Tenure

The property will be sold on a new 125-year lease at a ground rental of £250 per annum exclusive.

### EPC

Available upon request from the agent.

### Planning

We have been advised the property has the benefit of E(a) (retail) Use.

### VAT

We understand the property will be treated as a transfer of a going concern for VAT purposes.

### Legal fees

Each party will be responsible for their own legal and surveyors costs incurred during this transaction.

### Viewings and Further Information

The property may be inspected by prior appointment through the vendors agent Siddall Jones on **0121 638 0500**

