

FOR SALE



FREEHOLD INVESTMENT - MIXED RESIDENTIAL & COMMERCIAL 1192 WARWICK ROAD, ACOCKS GREEN, BIRMINGHAM, B27 6BT



LOCATION

The premises are prominently located in the centre of Acocks Green on the corner of Woodberry Walk, directly opposite **ALDI & FARMFOODS**.

DESCRIPTION

The investment comprises a ground floor property which is let to Coral Bookmakers. Above there are **4** self-contained residential flats which were completed in 2015. The residential accommodation is to a very high standard and includes double glazing throughout, gas central heating etc. There are **4** car parking spaces to the rear for the flats. The flats are licenced with Birmingham City Council.

02 have a unit in the rear car park and masts on the rear of the building.

PRICE

£725,000 .

VAT

We understand that VAT is not payable on the purchase price, however, interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

INCOME

Ground Floor Premises

The premises are let to Ladbrokes Betting & Gaming Ltd, trading as Coral on a 10-year lease from 30.11.2020, subject to a rent review on 30.11.2025.

The current rental is **£11,200pa**.

The Rateable Value is **£14,000**. Please contact the Local Authority for further information.

Floor Area from Rating Assessment 99.5 sq m/1071 sq ft.

A copy of the EPC will be available shortly.

Residential

All the flats are managed and let on AST's.

Flat One – 2 Bed - **£775 pcm**

Flat Two – Studio - **£700 pcm**

Flat Three – 2 Bed - **£800 pcm**

Flat Four – Studio - **£700 pcm**

02 Masts

10-year agreement from November 2016 at **£8,500 pa**.

Total Rental Income £55,400.

ENERGY PERFORMANCE CERTIFICATES

Copies of the certificates are available upon request.

Flat One – 2 Bed - The property has a rating of 83 (Band B).

Flat Two – Studio - The property has a rating of 81 (Band B).

Flat Three – 2 Bed - The property has a rating of 79 (Band C).

Flat Four – Studio - The property has a rating of 78 (Band C).

VIEWING

By arrangement with AMT Commercial on 01527 821 111

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