



1117-1119A WARWICK ROAD, ACOCKS GREEN, BIRMINGHAM, B27 6RA

RETAIL FOR SALE | 1,677 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold, Retail Investment Producing £49,800
P.A. Comprises of 3 Ground Floor Retail Units

- Freehold Tenure
 - Acocks Green Main High Street
 - 3x Ground Floor Units
 - £49,800 PA (excl) Rental
 - Units Recently Refurbished
 - Ground Rents Income of £680.80 PA
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DESCRIPTION

The property comprises a terrace of three retail units within a mixed residential and commercial block.

The units have all been refurbished by the existing tenants and comprise large open plan sales areas with welfare and storage facilities to the rear.

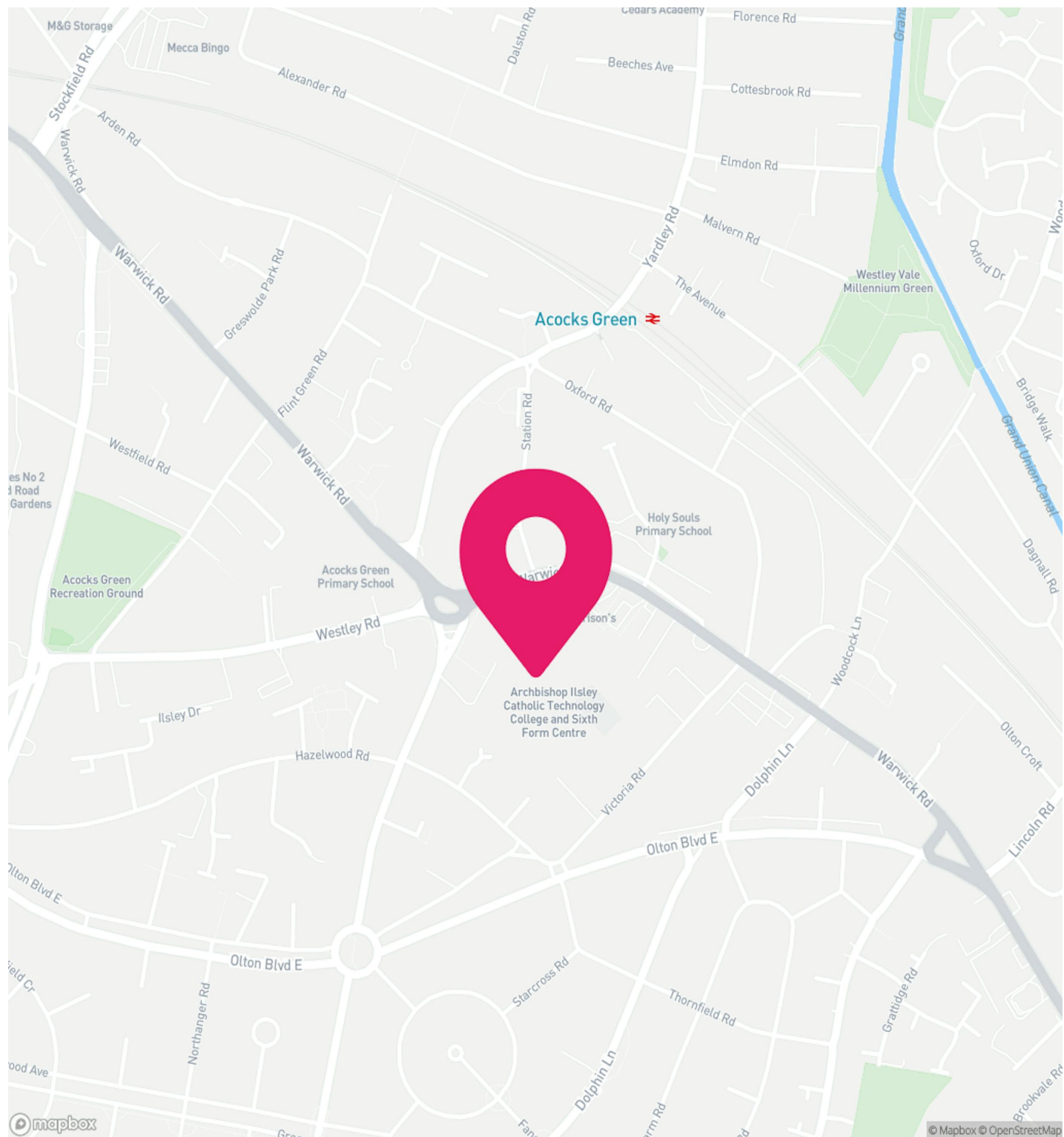
Loading is provided via a side driveway that allows convenient access to the rear of the shops.

LOCATION

The property occupies a prominent position fronting the Warwick Road which forms Acocks Green main High Street.

Acocks Green is a busy suburb of Birmingham located 5 miles south east of Birmingham City Centre and 4 miles north west of Solihull Town Centre.

The high street boasts a number of local and national occupiers including: Costa, Burtons, WH Smith, Shoe Zone, Dorothy Perkins, Peacocks, Savers, The Works and Greggs.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

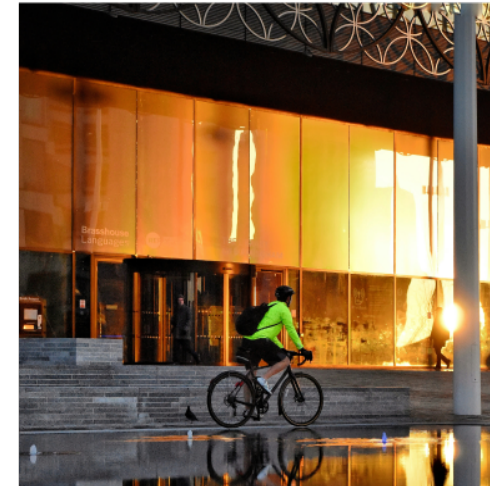
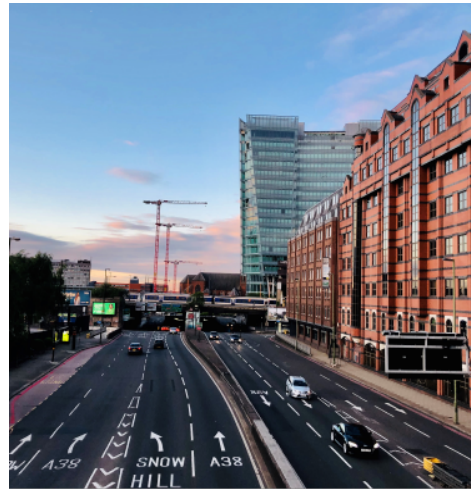
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



TERMS

We are offering the freehold interest of the block to include the ground retail units and the freehold ground rents for the four residential units which have been sold off.

The residential element has been sold on a long lease expiring in 2126 with a current ground rental of £170.20 per annum payable per unit plus maintenance and insurance recharges.

Offers in the region of £575,000 are sought, subject to contract.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

VAT

The property is elected for VAT and VAT will be payable on the purchase price.

It is anticipated that the sale will be treated as a TOGC.

LEGAL FEES

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

VIEWING

The property may be inspected by prior appointment through the vendors sole selling agent Siddall Jones.

PRICE

£575,000

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Edward Siddall-Jones

0121 638 0500 | 07803 571 891

edward@siddalljones.com