

1122 Warwick Road

Acocks Green, Birmingham, B27 6BL

BOND WOLFE

FOR SALE

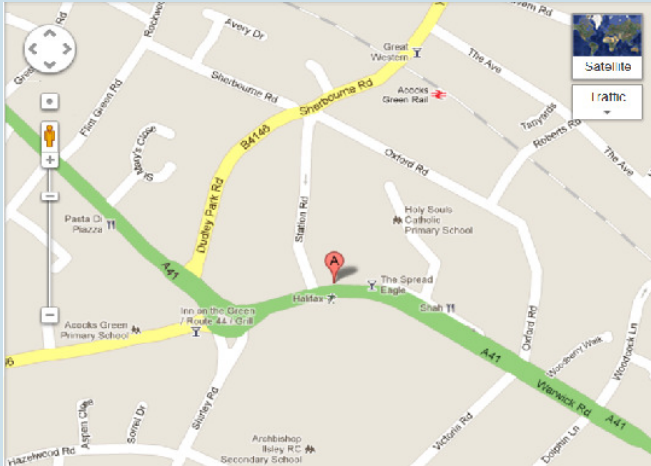


- Freehold retail investment opportunity.
- Let to The Works store Ltd.
- Rental income £34,500 per annum.
- Prominent Main Road Location.

£425,000

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Acocks Green, Birmingham, B27 6BL



Location

Acocks Green is a Birmingham suburb, situated 4 miles south-east of the City centre and approximately 3 miles from Solihull. It has a primary catchment population of approximately 27,000. It benefits from good road and rail links.

The shop is located in a prime trading position adjacent to Store 21 and New Image Opticians whilst being close to Superdrug, Dorothy Perkins, Brighthouse and the British Heart Foundation.

Description

Demise

The shop comprises a ground floor sales area with staff and storage facilities upon the first and second floors.

Dimensions

Internal Width	22' Feet
Shop and built depth	85' 4 Feet
Ground floor sales area	1,715 Sq. Ft
First floor	623 Sq. ft.
Second Floor	281 Sq. ft.

Lease

The lease upon the shop is dated 8th March 2000 for a duration of 15 years without further review.

Tenant Information

The Works Store Limited was established in May 2008 and has 300 shops trading with a turnover in excess of £120m.

Rent

£34,500 per annum exclusive.

Tenure

We are advised that the property is a freehold.

VAT

VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Price

£425,000

Further Information

For further information call Bond Wolfe on 0121 525 0600.

For further enquires and to arrange a viewing contact:

Contact: James Mattin
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www.bondwolfe.net