

227 Merritts Brook Lane

Northfield, Birmingham, B31 1UJ

BOND WOLFE

For Sale



- Freehold retail investment opportunity.
- Ground floor let on a 20 year Lease.
- First floor flat let on a AST.
- Total annual rental income £17,100 per annum.
- Excellent investment opportunity .

Freehold Guide Price
£235,000

227 Merritts Brook Lane

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Location

The property occupies a prominent position along Merritts Brook Lane in the predominately residential area of Northfield, and has excellent links to Birmingham City Centre and the South of Birmingham via the main A38. The property lies approximately 7 miles from Birmingham City Centre and affords excellent public transport links as well as access to the M42 motorway network.

Description

The property consists of a semi detached two storey building situated opposite the junction with Waterworks Drive. To the ground floor there is a retail premises currently trading as a Post Office and general store whilst to the first floor there is a self contained flat, which is accessed via the side of the property.

Tenancy Information

The ground floor is currently let to a Post Office franchise for a duration of 20 years from 23rd February 2010, with 5 yearly rent reviews.

The current passing rental is £12,000 per annum exclusive.

To the first floor there is a self contained flat which is currently let on assured short hold tenancy producing an income of £425 per calendar month.

Therefore, the total annual income derived from this investment opportunity is £17,100 per annum.

Tenure

We are advised that the property is a freehold.

Purchasers are advised to satisfy themselves in this regard.

Services

We have been advised that all mains services are connected to the property.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT may be added if/where applicable. In most cases VAT is reclaimable.

Prospective purchasers should consult their accountant for professional advice in this respect.

Viewings

No direct approach may be made to the property. For an appointment to view this property please contact Bond Wolfe on 0121 525 0600.

Further Information

For further enquires:

Contact: James Mattin

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