



For Sale

On behalf of M J Cowlshaw & D J Langton, Joint Administrators
Commercial & Residential Investment
150-164 Lozells Road, Birmingham, B19 2SX





Freehold Commercial & Residential Investment Opportunity

Location

The property is prominently located on a busy arterial route, Lozells Road (B4144), within the densely populated residential suburb of Lozells, two miles north of Birmingham city centre. Lozells Road comprises the centre of the retail area within Lozells. Adjacent occupiers comprise predominantly locally owned businesses.

Description

The property was constructed in 2009 and comprises a three storey block with a modern parade of 8 retail units (one of which has been combined, therefore making 7 units) at ground floor level, with 18 first and second floor apartments. 15 of the apartments are let via ASTs, one is vacant and two have been sold on long leases. A gated rear courtyard, accessed from Carpenters Road, provides 18 private parking spaces.

There is a total retail area of circa 6,102 sq ft and each retail unit benefits from a full frontage to Lozells Road. Unit 1 includes a separate rear laboratory building.

Tenure

Freehold.

Income

The gross rental income is £195,080 per annum, with a further £13,200 potential rent from the two currently vacant flats. Total potential rent £208,280 per annum. An outline tenancy schedule is provided below.

Guide Price

Offers over £3,000,000 are invited on an unconditional basis.

EPC

EPC copies are available upon request.

VAT

VAT will be chargeable on the commercial element of the property only.

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For more information and access arrangements please contact:

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Unconditional Offers Invited

Subject to Contract

jll.com



Accommodation & Tenancy Schedule

Unit/Flat	No.	Sq. ft	Tenant	Initial Term	Start	End	Rent (pa)	Comments
Unit 1	150	958	M Zabir t/a Specs Direct	6 years	1.5.2009	31.4.2015	£26,000	Solicitors instructed for new 5 year lease
Unit 2	152	861	S Messeimi & R Bouhoula t/a La Belle Patisserie	3 years	20.1.2010	Holding Over	£16,000	
Unit 3	154	657	R Yousaf t/a Sweet Occasionz	3 years	1.11.2015	30.10.2018	£10,000	Draft lease only
Unit 4	156	785	N Ahmed t/a Naztex Retail & Wholesale	3 years	1.11.2012	Holding Over	£12,000	
Unit 5	158	657	S Kundrai t/a Mr Skyblue Phones	2 years 10 months approx.	6.5.2013	Holding Over	£12,000	
Units 6/7	160/162	1,570	Brac Saajan Exchange Limited	15 years	26.7.2012	25.7.2027	£20,500	Break option July 2022
Unit 8	164	614	TRI Healthcare Ltd t/a Shifa Pharmacy	3 years	15.3.2014	14.3.2017	£12,000	
Rear Laboratory	-	-	M Zabir t/a Specs Direct	-	-	-	-	Occupied by Specs Direct
Flat 1	-	-	Vacant	-	-	-	-	Potential income £6,600 per annum
Flat 2	-	-	-	-	-	-	-	Occupied by Specs Direct
Flat 3	-	-	-	6 months	10.11.2011	Statutory Periodic	£6,300	
Flat 4	-	-	-	100 years	1.1.2009	31.12.2108	£150	
Flat 5	-	-	-	100 years	1.1.2009	31.12.2108	£150	
Flat 6	-	-	-	6 months	10.5.2016	9.11.2016	£6,600	
Flat 7	-	-	-	6 months	28.7.2014	Statutory Periodic	£6,540	
Flat 8	-	-	-	6 months	24.6.2016	23.12.2016	£6,600	
Flat 9	-	-	-	-	-	-	£6,000	
Flat 10	-	-	Vacant	-	-	-	-	Potential income £6,600 per annum
Flat 11	-	-	-	6 months	8.8.2015	Statutory Periodic	£7,800	
Flat 12	-	-	-	5 months	11.2.2017	10.7.2017	£6,600	
Flat 13	-	-	-	6 months	5.9.2013	Statutory Periodic	£6,600	
Flat 14	-	-	-	6 months	22.6.2013	Statutory Periodic	£6,600	
Flat 15	-	-	-	6 months	18.6.2015	Statutory Periodic	£6,600	
Flat 16	-	-	-	6 months	8.12.2015	Statutory Periodic	£6,600	
Flat 17	-	-	-	6 months	22.5.2014	Statutory Periodic	£6,840	
Flat 18	-	-	-	6 months	21.5.2016	20.11.2016	£6,600	
Total		6,102*	*All floor areas are approximate and are for illustration only				£195,080	