



For Sale

On behalf of M J Cowlshaw & D J Langton, Joint Administrators
Commercial Investment

Ansty Court, Jewellery Quarter, Birmingham, B3 1UQ





Commercial Investment Opportunity

Location

Ansty Court is located in a mixed use area of the Jewellery Quarter, circa one mile north of Birmingham city centre. The building has separate frontages to Caroline Street, Mary Street and Kenyon Street.

Ansty Court is prominently located within close proximity to the Jewellery Quarter railway and metro stations.

Description

Ansty Court provides 14 office and retail units on ground, lower ground and first floor levels in two separate sections of the Ansty Court property, as shown edged red.

There are 14 allocated car parking spaces within the inner courtyard areas.

For clarity, no upper floor flats are included in the sale.

Tenure

Long Leasehold. 125 years from 1 August 2007. Ground rent £2,800 per annum. Reviewed on a 25 year basis subject to RPI.

Income

The gross rental income currently produced is £117,095 per annum. However, with stepped rent increases and income from the vacant unit, Unit 14, the potential gross income is circa £130,000 pa. An outline tenancy schedule is provided below.

Guide Price

Offers over £1,800,000 are invited on an unconditional basis.

EPC

EPC copies are available upon request.

VAT

We understand that VAT will be chargeable on the sale.

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For more information and access arrangements please contact:

Harry Ward 0121 214 9904	Rose Treasure 0121 214 9905
Vicky Beach 0121 214 9872	Laura Allen 0121 214 9937

Unconditional Offers Invited

Subject to Contract

jll.com



Accommodation & Tenancy Schedule

Unit	Address	Sq ft	Tenant	Initial Term	Start	End	Annual Rent	Comments
Unit 1	31 Caroline St	1,209	IMVS plc	5 years	7.9.2016	6.9.2021	£13,750	Tenant break option – September 2019
Unit 2	31 Caroline St	804	Miss Samantha Dingley t/a Romantic Dreams	5 years	9.1.2015	8.1.2020	£9,000	Tenant break option – January 2018
Unit 3	28 Caroline St	448	Mouth Full of Gold Limited	3 years	5.6.2014	4.6.2017	£4,480	Holding Over
Unit 4	27 Caroline St	1,164	Dalehairdressing Limited	10 years	25.7.2017	24.7.2027	£11,250* £13,000 (Year 2) £14,000 (Year 3) £15,000 (Years 4+5)	Tenant break option – July 2022
Unit 5	26 Caroline St	517	Tinkable Stourbridge Limited	6 years	1.9.2015	31.8.2021	£5,500	Tenant break option – August 2018
Unit 6	25 Caroline St	878	Prima Property Services Limited t/a Prima Lettings	3 years	14.9.2012	13.9.2015	£8,780	Holding Over
Unit 7	23 Caroline St	1,628	Fellows Cost Consultants Limited	5 years	4.1.2016	3.1.2021	£16,280	Tenant break option – January 2019
Unit 8	47 Kenyon St	2,603	The Energy Comparison Service Limited	3 years	1.4.2017	31.3.2020	£11,000	
Unit 9	48 Kenyon St	997	Vanguard Direct Limited	5 years	1.4.2016	31.3.2021	£7,000	Tenant break option with 3 months notice
Unit 11	44 Kenyon St	1,687	Pickles & Co Hairdressing Limited	10 years	5.7.2017	4.7.2027	£7,500* £12,000 (Years 2-5)	Tenant break option – July 2022
Unit 12	24 Mary St	1,651	Vanguard Direct Limited	5 years	1.2.2017	31.1.2022	£13,000	Tenant break option – February 2018 or three monthly thereafter
Unit 13	25 Mary St	487	Formidable Integrated Solutions (Formis) Limited t/a Formis	3 years	14.10.2013	13.10.2016	£3,655	Holding Over
Unit 14	27 Mary St	701	Vacant	-	-	-	-	
Unit 15	46 Kenyon St	558	E W I W Limited	10 years	20.7.2017	19.7.2027	£5,900* £6,200 (Years 2-5)	Tenant break option – July 2022
Total		15,332*					£117,095*	*Plus stepped increases

*All floor areas are approximate and are for illustration only

