



# For Sale

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

Retail Investment

108/110 Alum Rock Road, Birmingham, B8 1HU





## Freehold Retail Investment Opportunity

### Location

The property is prominently situated on Alum Rock Road, within the Birmingham suburb of Alum Rock, approximately 2 miles east of Birmingham city centre. Alum Rock Road is a prominent and very busy neighbourhood retail area with a variety of local shops and businesses.

### Description

The property comprises a two storey building fully fitted out for jewellery retail on the ground floor with storage accommodation on the first floor. There is a car park to the rear providing two car parking spaces.

Internally, the accommodation benefits from air conditioning and suspended ceilings. The ground floor has security shutters.

### Accommodation

The approximate Net Internal Areas (NIA) for the premises are as below:

Ground Floor Retail	871 sq ft	(81 sq m)
Ancillary Areas	228 sq ft	(21 sq m)
Stores	954 sq ft	(89 sq m)
<b>Total</b>	<b>2,053 sq ft</b>	<b>(191 sq m)</b>

### Tenure

Freehold.

### Income

The property is currently occupied by Mr Imran Mohammed t/a The Gold Centre. A six year lease was in place from 1 October 2009 and the tenant is now holding over. The current rent is £46,800 per annum, which reflects a concession from the £57,500 rent specified in the lease.

### Guide Price

Offers in excess of £500,000 are invited on an unconditional basis.

### EPC

EPC copies are available upon request.

### VAT

We understand that VAT will not be chargeable on the sale.

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Offers Invited

Subject to Contract

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