

Lot 44

Stuart House, Garretts Green Trading Estate, Valepits Road, Birmingham B33 0TD



GUIDE PRICE: £500,000 – £550,000
EXCITING INVESTMENT OPPORTUNITY

This interesting investment comprises of an industrial unit fronted by two storey offices situated on an established industrial estate. The property is occupied by multi-users on predominately three-year leases and the building is currently producing a gross rental income of £90,265 pa of which there will be reductions for rates and ground rent. There is also one further vacant office that can add to the income once let. We understand that there are no rent arrears and all tenants are fully trading. The property offers an excellent investment opportunity and offers approximately 4660 sq ft of overall space.

TENURE

Long leasehold – 125 years from 2005
Ground rent: £9,600 pa

LEASE DETAILS

T T Williams Pipe Line Construction
3 years from 01/03/09 at £30,000
M H Jones & Co
3 years from 01/04/09 at £12,000
Wesley Accounting Services
3 years from 01/04/09 at £2,400
Northern Star
3 years from 01/04/09 at £4,800
D & R Gas
1 year from 01/08/09 at £3,505.44
QDS
3 years from 01/04/09 at £3,360
ANR Haulage
1 year from 01/08/09 at £4,200
Bell Business Services
3 years from 01/04/09 at £30,000
One Vacant office is also available at £4,800 pa

LOCAL AUTHORITY

Birmingham City Council: 0121 303 1111
Adopted Rateable Value: £21,250

VENDORS SOLICITORS

Blount McNamara, Kingston House, 818 High Street
Kingswingford, West Midlands DY6 8HH. 01384 288100

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN