

Lot 13

227 Merritts Brook Lane,
Northfield, Birmingham B31 1UJ
GUIDE PRICE: £160,000



FREEHOLD INVESTMENT OPPORTUNITY

This investment property consists of a double fronted semi-detached two storey building situated opposite the junction with Waterworks Drive. The ground floor is currently let to a Post Office franchise for a duration of 20 years from 23/2/2010 with 5 yearly rent reviews at a current passing rent of £12,000 pa. Above the shop is a one bedroom flat that is currently let on an Assured Shorthold Tenancy at an annual rent of £6,000. The property is being sold with the benefit of the ongoing investment income. The building occupies a prominent position of a local parade of shops situated within predominately residential surroundings and approximately 7 miles from Birmingham City Centre.

ACCOMMODATION & TENANCY DETAILS

Ground floor – shop unit, kitchen, staff toilets approx 127m²

First floor –storage, kitchen, bathroom approx 32m²

Second floor: – storage approx 6m²

Residential flat to first floor consisting of one bedroom, lounge, kitchen, bathroom. The accommodation has not been internally inspected by the Auctioneers

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Birmingham City Council 0121 303 115

Council Tax Band: A

Rateable Value: £4,950

VENDOR'S SOLICITORS

Kapasi & Co, 1st Floor Birmingham Street, Oldbury,
West Midlands, B69 4DT, 0121 544 8289

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN