

# FOR SALE

## (Investment)



**535 MOSELEY ROAD  
BALSALL HEATH  
BIRMINGHAM  
B12 9BU**

❖ RETAIL INVESTMENT

❖ FIRST FLOOR FLAT REFURBISHED

### LOCATION

The property is a betting shop located in the Balsall Heath area of Birmingham, the subject property being directly opposite the junction with Clifton Road. Other local shops and traders are adjacent in a heavy populated area of the city. Birmingham is the second city in England and Wales having a population of 1,142,000 (approx.)

### DESCRIPTION

The property comprises a 2 storey terraced building of brick construction with pitched slate roof with single storey front extension having flat roof.

Regulated by RICS

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EMMS**  
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[www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)  
Tel : 01384 257284

**ACCOMMODATION**

**AREA**  
**SQ.FT.**      **SQ.M.**

**Ground Floor Betting Shop**

Comprising customers area, managers kiosk/cashiers office and toilet off. Separate ladies and gents toilet.

**Net Internal Area**

**509 Sq.Ft. (47.3 Sq.M.)**

**First Floor – One Bedroom Studio Flat**

Being self contained.

**SERVICES**

Mains electricity, water and drainage are available to the property. We have not checked the efficacy nor capacity of the services, installations or connections. We recommend interested parties to confirm these to be adequate for their own requirements.

**RATING ASSESSMENT**

The Valuation Office Agency website indicates a ground floor Rateable Value of £7,500. First Floor Flat Band A

**TENURE**

The property is freehold subject to ground floor business lease. Ground floor Betting Shop let to Boylesports (UK) Ltd until 6<sup>th</sup> August 2024 at a rent of £7,000 per annum (exclusive). Notices have been served to renew the lease – terms to be agreed. The first floor is currently vacant but self contained, the studio flat having been refurbished. It is estimated the rental value of the flat is £600.00 to £650.00 per calendar month.

**FIXTURES & FITTINGS**

All items in the nature of fixtures a fittings referred to in these particulars are included within the disposal, all other items being expressly excluded.

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**535 MOSELEY ROAD, BALSALL HEATH, BIRMINGHAM, B12 9BU.....Continued**

**LEGAL COSTS**

Each party to be responsible for payment of their own respective legal costs incurred in the transaction.

**ENERGY PERFORMANCE CERTIFICATE (EPC)** Attached.

**RENTAL INCOME**

Ground Floor Betting Shop currently	£ 7,000 per annum
First Floor ERV	<u>£ 7,200</u> per annum
<b>Investment Income including ERV</b>	<b>£14,200 per annum (ex)</b>

Note: Ground floor Betting Shop ERV	£12,000 per annum
First floor flat ERV	<u>£ 7,200</u> per annum
<b>Investment income including ERV</b>	<b>£19,200 per annum (ex)</b>

(assuming ground floor betting shop lease is renewed at £12,000 per annum)

**PURCHASE PRICE**

**Offers over £200,000.00 (Two Hundred Thousand Pounds) invited. Subject to Contract.**

**V.A.T.** We are advised VAT is not applicable to this transaction.

**VIEWING** By strict appointment with the Sole Agents:

**John Emms Commercial**

**Tel: 01384 257284**

**Email: [john@johnemmscommercial.co.uk](mailto:john@johnemmscommercial.co.uk)**

**Website : [www.johnemmscommercial.co.uk](http://www.johnemmscommercial.co.uk)**

**SUBJECT TO CONTRACT**

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**Energy performance certificate (EPC)**

535 Moseley Road Sparkbrook BIRMINGHAM B12 9BU	Energy rating <div style="font-size: 2em; font-weight: bold; color: white; background-color: #0070c0; padding: 5px; display: inline-block;">C</div>	Valid until: <b>3 August 2034</b>  Certificate number: 2266-8218-2526-8037-3478
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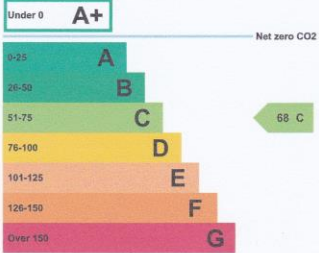
Property type	Retail/Financial and Professional Services
Total floor area	62 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**How this property compares to others**

Properties similar to this one could have ratings:

If newly built	10 A
If typical of the existing stock	39 B

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Energy performance certificate (EPC)

Flat 535 Moseley Road Sparkbrook BIRMINGHAM B12 9BU	Energy rating <div style="font-size: 2em; font-weight: bold; color: white;">E</div>	Valid until: 4 June 2034 <hr/> Certificate number: 0370-2165-7260-2404-1925
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Property type	Top-floor flat
Total floor area	37 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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**Energy rating and score**

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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