

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

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



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.

TENURE

The property is freehold subject to ground floor business lease. Ground floor Betting Shop let to Boylesports (UK) Ltd until 6th 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.

LEGAL COSTS

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

Regulated by RICS



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

ENERGY PERFORMANCE CERTIFICATE (EPC) Applied for.

RENTAL INCOME

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

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

(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

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284



Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY

