

FREEHOLD INVESTMENT OPPORTUNITY

**Units 311 & 311a Wellington Road, Perry Barr,
Birmingham, B20 2QH**



Units 311 & 311a Wellington Road, Perry Barr

- Investment opportunity comprising two storey premises
- Two Individual Tenancies
- Current Rental Income £16,000.00 p.a.
- Flexible commercial space with carparking

Location

Close to the local centre in a suburb of Birmingham known as Perry Barr. The local area has a mix of residential and retail properties. The area has seen recent significant investment due to the Commonwealth Games.

Description

A two storey former warehouse/workshop. Ground floor area being occupied by Electrical Contractor with first floor occupied by a wedding and bridal business. Brick and render elevations under a pitched roof.

Accommodation

The ground and first floor areas measure 1,133 sq ft making a total of 2,266sq ft over the two floors.

There is a car park area plus a small landscaped area to the side of the building.

Tenure

The property is Freehold and will be sold subject to the existing tenancies.

Tenancies

Ground Floor : Six Year Lease from 17/10/2020 annual rent of rent £8,500.00.

First Floor : Occupied under a Tenancy at Will annual rent of £7,500.00. Terms agreed for a new Lease.

Services

We understand that all mains services are connected.

Business Rates

311 Wellington Road (Ground Floor) £6,100.00

311a Wellington Road (First Floor) £3,650.00

EPC

311 Wellington Road (Ground Floor) C58

311a Wellington Road (First Floor) B40

Method of Sale

The guide price is £225,000.00 (Two Hundred and Twenty Five Thousand Pounds). We reserve the right to set a date for final and best bids.

Viewings

By appointment through the sole Agents.

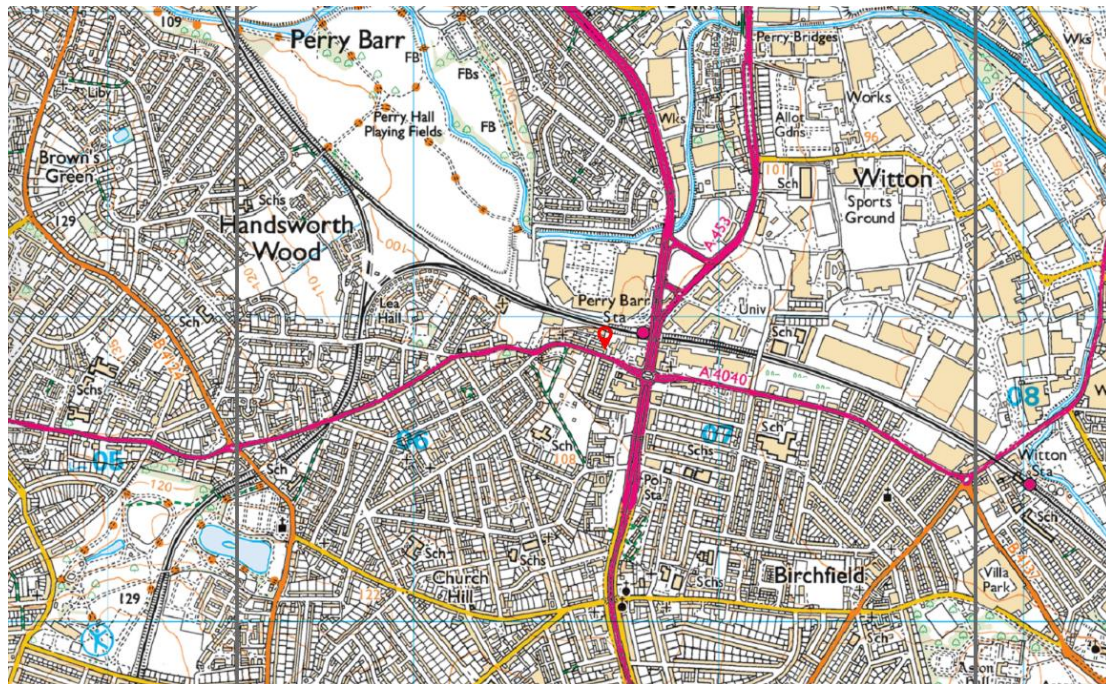
All enquiries to First City The Property Consultancy on 01902 710999 quoting reference: 5421

Or to Christopher Bywater chris@firstcity.co.uk 07714 523630

SITE PLAN



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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