

Cottons

CHARTERED SURVEYORS

FOR SALE – FREEHOLD INVESTMENT

**111 Alcester Road, Moseley,
Birmingham, B13 8DD**

Offers Over £595,000



- Prominent Position
- Freehold Shop and Residential Investment Opportunity
- Busy Village Location, close to multiple traders including Co-Op and Sainsburys
- Approximate Total Gross Internal Area: 354 sq m (3,818 sq ft)
- 3 Self-Contained Flats including One Larger-Style Duplex
- Commercial Unit currently let to Subway

Cavendish House, 359 - 361 Hagley Road, Birmingham, B17 8DL

Tel: 0121 247 2233 Email: auctions@cottons.co.uk

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FOR SALE - FREEHOLD INVESTMENT: A prominent retail and residential premises with extensive residential accommodation, comprising a traditional three storey building, constructed in 1900. The property comprises a ground floor lock-up shop, two separate two bedroom flats and one duplex flat over floors over two upper floors, Approximate Total Gross Internal Area: 354 sq m (3,818 sqft). OVERS OVER: £595,000.

LOCATION

The property occupies an outstanding position on Alcester Road in the centre of Moseley Village, approximately 3 miles south of Birmingham City Centre. Moseley Village consists of numerous traders as well as many bars/ restaurants and cafe's which contributes to this busy well regarded Birmingham Suburb.

DESCRIPTION

A prominent three storey, mid terraced building, comprising a ground floor shop, with three self contained flats above. The property is tenanted.

ACCOMMODATION

Ground Floor (111 Alcester Road)

Retail/Takeaway Shop and Restaurant area, with customer toilets containing WC and wash basin. Kitchen and preparation area – 89sq m (957 sq ft)

Lobby/ Store area with Kitchenette- 16.6 sq m (178 sq ft).

Approximate Total Gross Internal Area – 105.6 sq m (1136 sq ft)

Separate two Bedroom flat including open plan Living Room / Kitchen, two Bedrooms and Bathroom.

Approximate Gross Internal Area – 70 sq m (753 sq ft)

Separate two Bedroom flat including Kitchen/ Lounge, two Bedrooms and Bathroom.

Approximate Gross Internal Area - 33.75 sq m (363 sq ft)

Approximate Total Gross Internal Area – 209 sq m (2253 sq ft)

111A Alcester Road (Flat Accommodation)

A secure shared ground floor entrance with stairs leading to

First Floor

Reception Hall, Breakfast Kitchen, two double Bedrooms, Lounge

Second Floor

Stairs and Landing, Bathroom with bath, wash basin, shower and WC. Store room and two further Bedrooms. Gross Internal Area – 145 sq m (1565 sq ft)



OUTSIDE

Shared driveway leading to communal parking. Roof Terrace. Free annual membership and key to Moseley Park and Pool.

TENANCY INFORMATION

Shop

The ground floor and rear first floor areas including the ground floor flats, are currently let to Subway Realty Limited on a lease for a term of 15 years from the 11th October 2005 paying a rental of £24,000 per annum.

Flat - Duplex First/Second Floor

£1,100 pcm (£13,200 per annum) Combined gross income £37, 200 per annum

VAT

All figures quoted are exclusive of VAT

BUSINESS RATES/COUNCIL TAX

Shop

Rateable Value: £18,000 Rates Payable: (2017/2018): £8,820 We recommend interested parties verify details by reference to the Charging Authority, Birmingham City Council.

Flats

Council Tax Band: A

TENURE

The property is offered Freehold

PRICE

Offers over £595.000

EPC

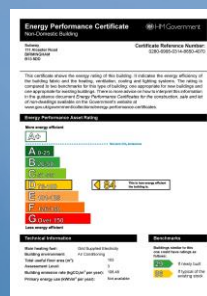
EPC Rating: D-84

LEGAL COSTS

Each party shall bear their own legal costs incurred in progressing this transaction.

VIEWING

By appointment only through the sole agents – Cottons: 0121 247 2233 Contact: Mark Cullen Email: mcullen@cottons.co.uk



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