

lot 48

9A Birkdale Avenue Selly Oak, Birmingham B29 6UB

Rent
£48,500
per annum
exclusive

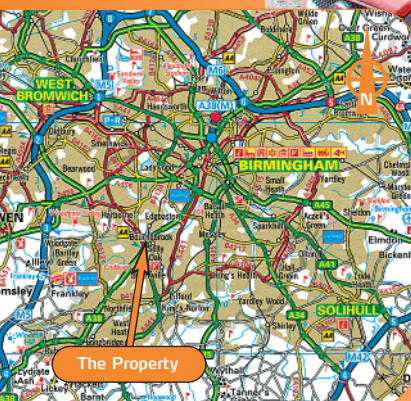
Freehold Office Investment

- Entirely let to Sense: The National Deaf, Blind and Rubella Association until 2018 (subject to options)
- Benefits from on-site parking for approximately 37 cars

- Approximately 734.50 sq m (7,907 sq ft) of office accommodation
- Six Week Completion



On the instructions
of Joint Fixed
Charge Receivers



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Location

Miles: 0.5 miles south of Selly Oak Town Centre
5 miles south of Birmingham
Roads: A38, A44
Rail: Selly Oak Rail (10 mins to Birmingham New Street)
Air: Birmingham International Airport

Situation

The property is situated some 0.5 miles south of Selly Oak town centre on Birkdale Avenue Industrial Estate, just off Heely Road which leads to the major arterial route of the A38 Bristol Road. Nearby occupiers include Johnstone's Decorating Centre and Swallow Drinks Wholesalers.

Description

The property comprises office accommodation over ground and first floor. The property benefits from a hardstanding area to the front of the building used for parking for approximately 37 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of James Money and Kerry Bailey of BDO LLP Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	377.50 sq m (4,064 sq ft)	SENSE: THE NATIONAL DEAF, BLIND AND RUBELLA ASSOCIATION (1)	5 years from 22/01/2013 (2) (3)	£48,500	21/01/2018
First	Office	357.00 sq m (3,843 sq ft)				
Totals		734.50 sq m (7,907 sq ft)			£48,500	

(1) Established in 1955, Sense is a national charity that supports and campaigns for children and adults who are deafblind.

(Source: www.sense.org.uk 16/09/2013)

(2) The lease provides a tenant option to determine on the third and fourth anniversary of the term.

(3) The tenants were in occupation of the building prior to the current lease under a lease which commenced in 2003.

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