

74-104A Valley Road Cradley Heath, Birmingham B64 7LR

lot 74

Freehold Retail Parade and Residential Investment

- Comprises an unbroken parade of 8 retail units
- Includes 9 self-contained two bedroom flats
- Active management potential
- Approximate site area of 0.17 hectares (0.42 acres)
- Car parking

Rent
£92,504
per annum
exclusive



Location

Miles: 9 miles west of Birmingham city centre
10 miles north-east of Kidderminster
23 miles north of Worcester

Roads: A458, A4036, M5
Rail: Cradley Heath Railway Station
Air: Birmingham Airport

Situation

Cradley Heath is a popular suburb some 9 miles west of Birmingham city centre. The property is prominently situated on Valley Road near its junction with Barr Road. The location is less than 1/2 mile east of the busy Corngreaves and the Portersfield industrial estates.

Description

The property comprises an unbroken parade of eight retail units with 9 x two bedroom self-contained residential flats above. The property benefits from rear car parking. The residential flats are accessed from a separate entrance at the rear of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
74-78	Ground/First	Children's Centre	270.60 sq m (2,913 sq ft) 53.30 sq m (574 sq ft)	THE BOROUGH COUNCIL OF SANDWELL (1)	From 09/05/2015 until 03/03/2017	£13,500	
80-82	Ground	Retail	80.60 sq m (867 sq ft) 81.70 sq m (879 sq ft)	MR K SANGHA (t/a Valley Road Wines & Spirits and Sangha Newsagents) (2)	20 years from 16/04/2015 until 15/04/2035	£15,000	01/05/2020
84	Ground	Retail	75.70 sq m (814 sq ft)	INDIVIDUAL (t/a Hanbys) (3)	3 years from 30/09/2013	£5,000	(23/06/2016)
86	Ground	Retail	87.40 sq m (940 sq ft)	MR T SINGH (t/a Valley Road Chippy) (4)	15 years from 07/05/2015	£7,500	(08/05/2020)
88-90	Ground/First	Retail/Residential	58.60 sq m (631 sq ft) 2 Bedroom Maisonette	MR LAM (t/a Hong Kong Delight)	20 years from 29/09/2004	£8,424	29/09/2016 29/09/2020 (28/09/2024)
92-104A	First	Residential	8 Self-Contained 2 Bedroom Residential Units	INDIVIDUALS	8 separate Assured Shorthold Tenancies	£43,080	
Total Commercial Area						707.90 sq m (7,618 sq ft)	£92,504

- (1) The tenant has been in occupation since 2006.
(2) The tenant has been in occupation since 1994.
(3) The tenant has been in occupation since 2006.
(4) The unit has traded as Valley Road Chippy since 1999.

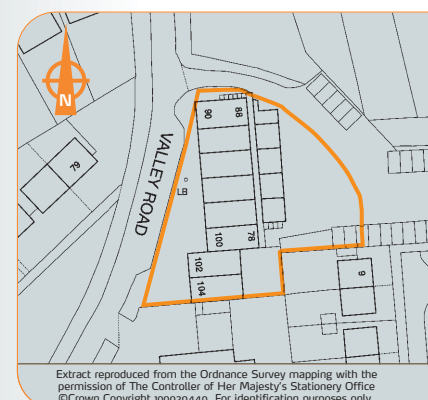
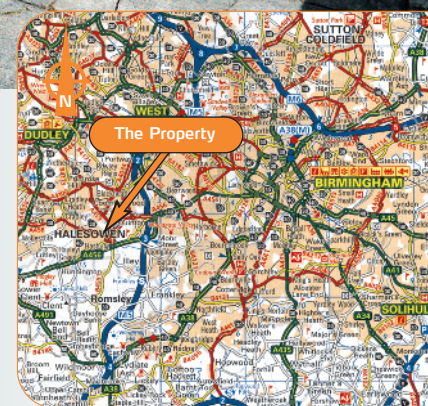
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