

4 Wrens Court, 60 Victoria Road, Sutton Coldfield, Birmingham B72 1SY

Long Leasehold Office Investment

Lot 13

£32,500 per annum



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Lower Ground	Office	34.7 sq m (373 sq ft)	WAA CHOSEN	8 years from	£32,500	2020
Ground	Office	95.1 sq m (1,024 sq ft)	LIMITED (1)	08/07/2015 (2) on		(2023) (2)
First	Office	95.1 sq m (1,024 sq ft)		a full repairing		
Second	Office	68.5 sq m (737 sq ft)		and insuring		
				lease		
Total		293.4 sq m (3,158 sq ft)			£32,500	

(1) For the year ended 31st December 2016, WAA Chosen Limited reported a turnover of £2,677,029, pre-tax profits of £201,745 and a total net worth of £421,361 (Source: Experian 12/01/2018). Website: www.waachosen.co.uk
 Founded in 1986, WAA Chosen Limited is one of the UK's most respected independent [marketing and advertising agencies] (Source: www.waachosen.co.uk).
 (2) Tenant's option to break in 2020 upon 6 months' prior written notice.

Key Details

- Town centre location
- Purpose built office with car parking
- Let to WAA Chosen Limited
- Close to multi storey car park

On behalf of a Major Institution

Location

Miles: 7 miles north-east of Birmingham
 8 miles west of Tamworth
 9 miles south of Lichfield
 Roads: A5127, A452, M1, M6
 Rail: Sutton Coldfield
 Air: Birmingham International

Situation

The property is located in Sutton Coldfield town centre on Victoria Road, close to its junction with Lower Queen Street. Victoria Road multi storey car park is located close by and Gracechurch Shopping Centre is approximately 200 metres to the north-west. Sutton Coldfield railway station is 400 metres to the north. Nearby occupiers include HCB Solicitors, Central Law Training, Hydrop, Inform Accounting, TGI Fridays, TK Maxx and Halfords.

Description

The property provides a four storey office building and benefits from four car parking spaces. The tenant occupies the adjoining Unit No.5. The tenant has made alterations so that units 4 & 5 interconnect. Unit 5 is not included in the sale.

Tenure

Long Leasehold. Held for a term of 125 years (less 10 days) from 11th November 1988 (approximately 95 years unexpired) at a peppercorn rent.

Planning

The property may benefit from conversion to residential use, subject to the current occupation and the necessary consents/permissions. Interested parties are referred to Birmingham City Council. www.birmingham.gov.uk

VAT

VAT is applicable to this lot.

Six Week Completion



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