

Lot 31

£31,500 per annum

6 Wrens Court, 56 Victoria Road, Sutton Coldfield, Birmingham B72 1SY

Long Leasehold Office Investment



Key Details

- Town centre location
- Purpose built office with car parking
- Let to Galvanizers Association
- 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 Station
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, WAA, Central Law Training, Hydrex, Inform Accounting, TGI Fridays, TK Maxx and Halfords.

Description

The property provides a four storey office building and benefits from four car parking spaces.

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

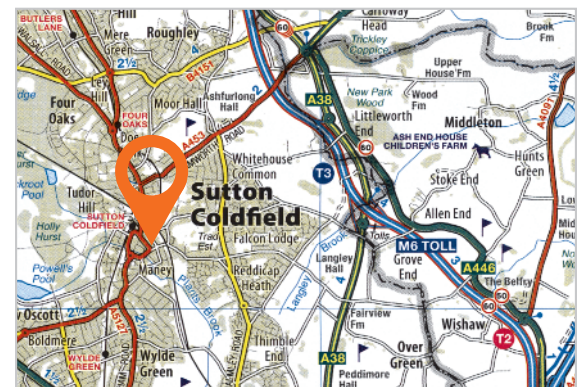
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|--------|---------------------------------|-----------------|---|--------------------|-----------|
| Basement | Office | 37.7 sq m (405 sq ft) | GALVANIZERS | 5 years from | £31,500 (2) | 2019 |
| Ground | Office | 90.2 sq m (971 sq ft) | ASSOCIATION (1) | 25/12/2014 on a full repairing and insuring lease | | |
| First | Office | 90.4 sq m (973 sq ft) | | | | |
| Second | Office | 60.2 sq m (649 sq ft) | | | | |
| Total | | 278.5 sq m (2,998 sq ft) | | | £31,500 (2) | |

- (1) Galvanizers Association is the representational body for the hot dip galvanizing industry in the UK and the Republic of Ireland.....since it was first established in 1949 (Source: www.galvanizing.org.uk).
- (2) Rent increased from £26,000 at 2017 rent review.



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