

Erdington, 88 High Street, B23 6RS

Retail Investment For Sale



LOCATION

The property occupies a prime trading position on the High Street in the heart of Erdington Town Centre, benefiting from strong pedestrian footfall and excellent visibility. Nearby national occupiers include **B&M**, **Greggs**, **Superdrug**, **WHSmith**, **Shoe Zone** and **CEX**, reinforcing the location as an established retail destination.

DESCRIPTION/ACCOMODATION

The property comprises a 2 Storey mid terraced brick-built retail unit with flat roof and benefits from the following areas and dimensions:-

Ground Floor Sales	1,611 sq ft
First Floor Ancillary	1,323 sq ft

TENURE

The property is let to William Hill Organization Ltd by way of a 5-year renewal lease on an FRI basis expiring 8th February 2027. The passing rental is £23,000 pa

PRICE

Offers invited.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£22,000
----------------	---------

Interested parties should verify this information with the local rating authority.

EPC

C70 – Expires March 2031

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT. Property to be sold as a TOGC so it is assumed that VAT will not apply.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Chris Gaskell

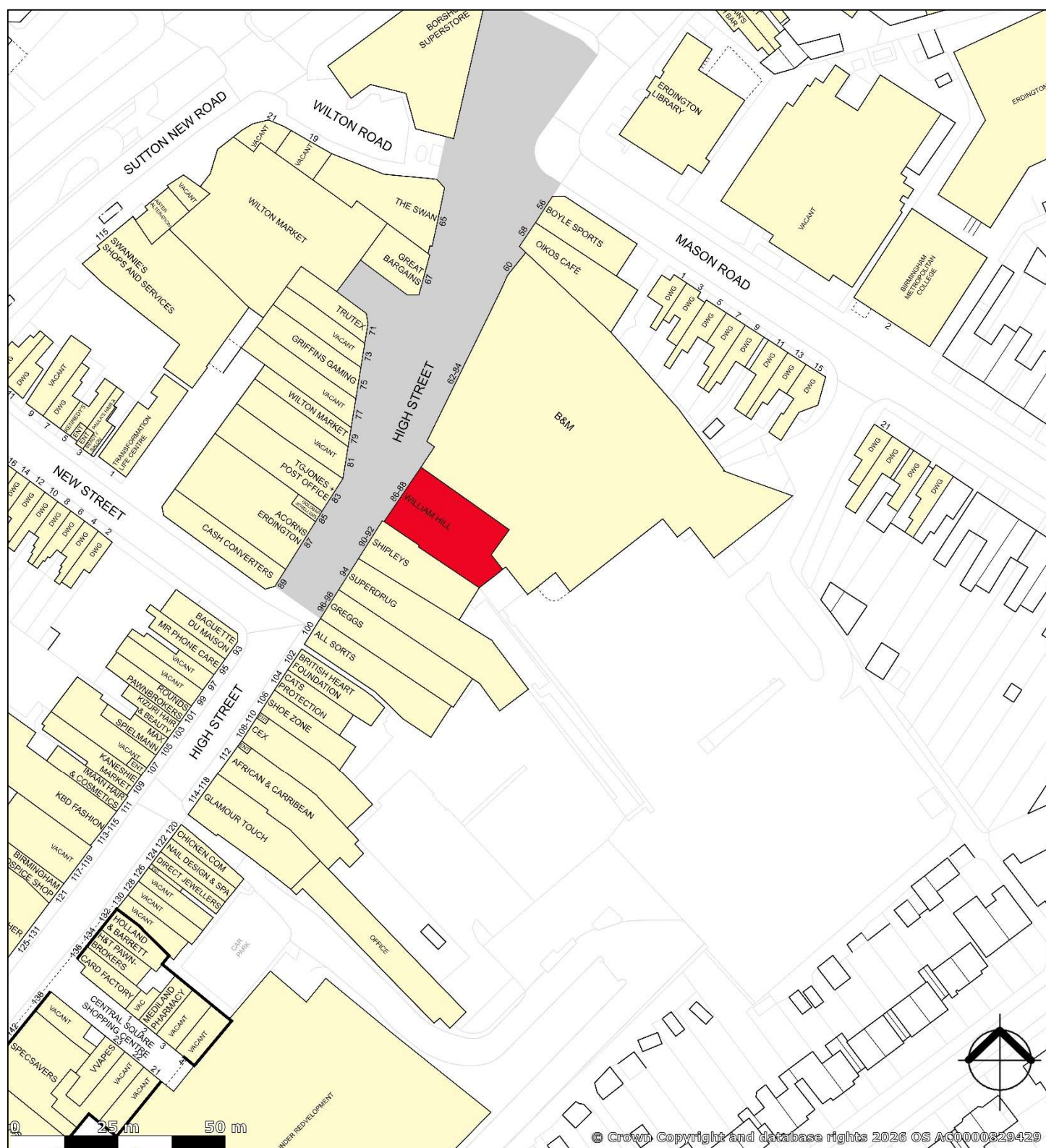
Email: chris.gaskell@johnsonfellows.co.uk



0121 643 9337

info@johnsonfellows.co.uk
www.johnsonfellows.co.uk

Retail Investment For Sale



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.