



120 Haslucks Green Road
Shirley, Solihull, B90 2EH

Quality Retail Investment

- Established Busy Parade
- Fully Let Investment
- Current Income £24,100pa
- Asset Management Potential
- Freehold

Location

Shirley is essentially “good quality chimney pots and lots of them”. Haslucks Green Road is one of its busiest arteries and is popular with traders and shoppers alike. Shirley is located in the borough of Solihull in the West Midlands. The conurbation has a population of 36,000 people.

The subject property occupies a prominent position within a busy retail parade including Co-Op Food, with a good supply of free customer parking.

Description

The property comprises a pair of retail units with self-contained residential accommodation above.

The accommodation is arranged as follows:

120a - shop 358 sqft, plus additional office of 141 sqft The net floor area is 499 sqft. In addition there is a cellar of 179 sqft providing basic storage.

120b - shop 453 sqft rear stores 111 sqft and kitchen 64 sqft. The net internal floor area is 628 sqft

Flats 120 C & D - The Upper Floors are access via Ground Floor lobby and comprise one two bedroom and one one bedroom self contained flats that are occupied via 90 year long leases.

Tenure

Freehold subject to the following Tenancies:

Tenancies

120a - let to C Partridge, trading a Estate Agents, for 10 years from 1 October 2018 at a rent of £9000pa subject to upwards only rent review at the end of the 5th year, which is still outstanding.

120b - Let to Grace Roberts, trading as hairdressers, for 10 years from 1 July 2022 at a rent of £15,000pa subject to upwards only rent review at the end of the 5th year, which is still outstanding.

120 c&d - both let for 90 years from 25 March 1991 at a ground rent of £50pa.

There is clear asset management potential to increase the passing rents on the shops and to negotiate lease extensions on the upper floors.

Purchase Price

£325,000

Services

Mains services are available

Legal Fees

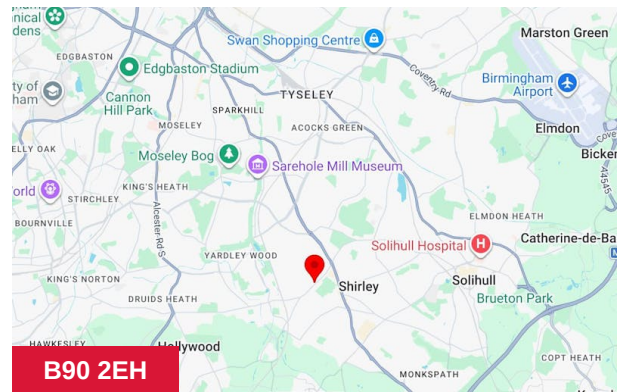
Each Party to bear their own legal fees.

Energy Performance Certificate

TBC

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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