

# INVESTMENT/DEVELOPMENT OPPORTUNITY

## FREEHOLD FOR SALE

### 589/613 HAGLEY ROAD WEST

### QUINTON

BIRMINGHAM, B32 1BY



#### DESCRIPTION

The premises comprise 2 single storey retail warehouse units with approximately 12 car parking spaces located to the front of the premises.

The site area extends to circa 0.25 Acre.

#### LOCATION

The property is located approximately 6 miles south-west of Birmingham City Centre in Quinton with a frontage onto the main A456 Hagley Road West.

#### ACCOMMODATION

The premises provide the following approximate floor areas:-

##### 589/598 Hagley Road West

Ground Floor Area	266.16m <sup>2</sup>	2,862 sq ft
-------------------	----------------------	-------------

##### 599/613 Hagley Road West

Ground Floor Area	409.47m <sup>2</sup>	4,403 sq ft
First Floor Area	8.27m <sup>2</sup>	89 sq ft

#### TENURE

The freehold interest is available, subject to the following tenancies:-

##### 589/598 Hagley Road West

The premises are held by way of a lease to expire on the 17th January 2027 at a current rent of £46,650 per annum exclusive. There is a tenant only break clause on the 17th January 2022 subject to a penalty break of £11,662.

##### 599/613 Hagley Road West

The premises are let to Laura Ashley by way of a temporary arrangement for 12 months expiring on the 22nd May 2020 at a rental of £5,200 per annum exclusive. There is a mutual break clause operable by either party from the 25th August 2019.

#### PROPOSAL

Price upon application - please contact the Joint Agents.

#### RATES

We have made enquiries via the valuation office website which confirms the rateable value for the premises are as follows:-

##### 589 /598 Hagley Road West

RV (2017 assessment)	£39,500
----------------------	---------

##### 599/613 Hagley Road West

RV (2017 assessment)	£55,000
----------------------	---------

We suggest that all interested parties should verify the above information with the Local Authority as transitional relief may be applied to rates payable.

#### EPC'S

The Energy Performance Asset Rating for the units currently fall within the following categories:-

589/598 Hagley Road West - Category C (72)  
599/613 Hagley Road West - Category F (141)

Copies of the Energy Performance Certificates can be made available upon request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

Viewing is strictly by appointment with the joint agents:-

##### Brian Thompson

Thompson Heaney

Email: [brian@thompsonheaney.co.uk](mailto:brian@thompsonheaney.co.uk)

Tel: 0121 262 6595

##### Andrew Benson

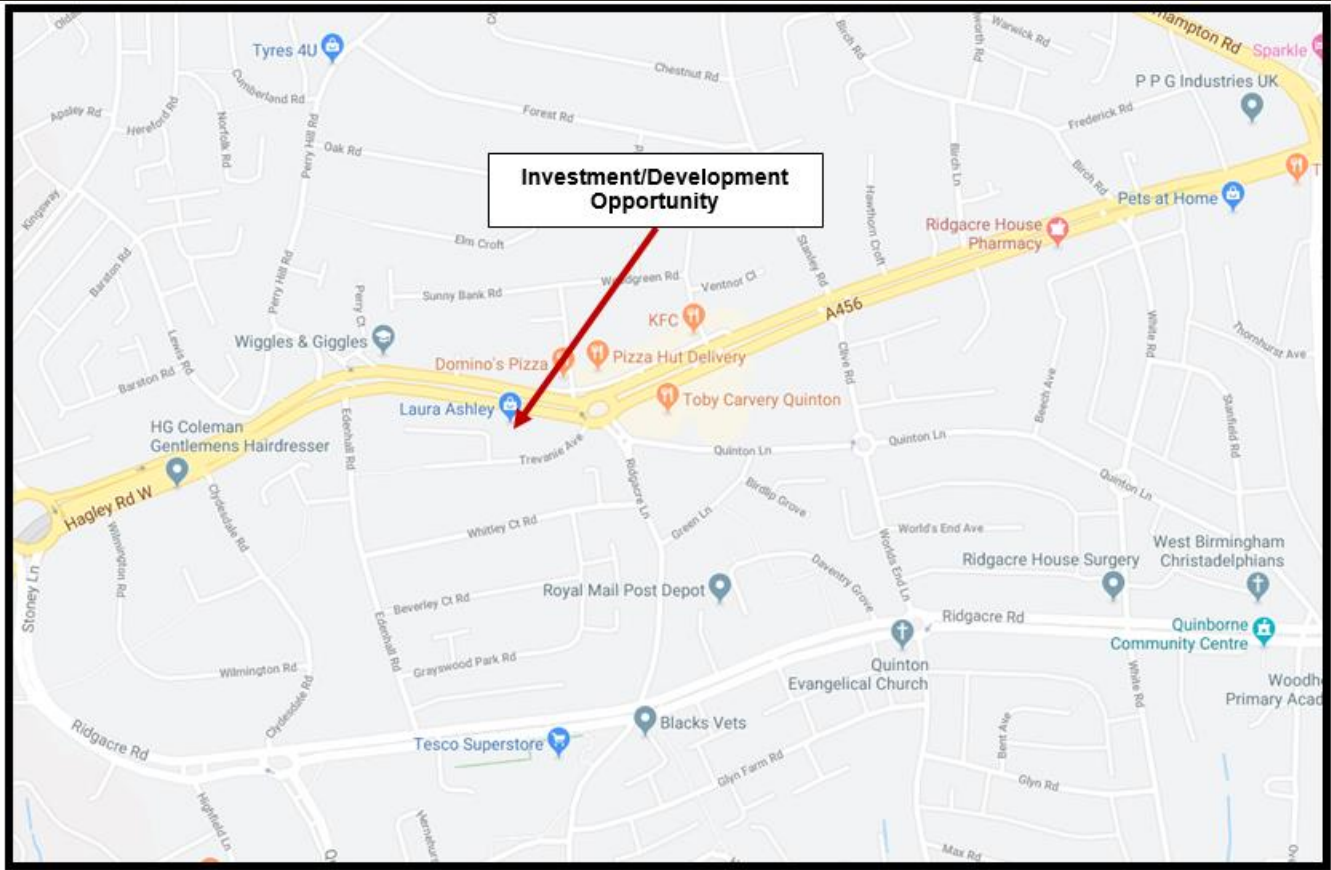
Wright Silverwood

Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)

Tel: 0121 410 5546



Subject to Contract



MISREPRESENTATION ACT. Thompson Heaney for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Thompson Heaney cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Thompson Heaney has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) Thompson Heaney will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.