

FOR SALE/MAY LET

Suitable for a variety of uses

100 Windsor Street South, Nechells,
Birmingham, B7 4HZ



LOCATION

Birmingham is the UK second largest City, with a shopping catchment of 7.2 million people. The city is currently experiencing a new era of capital investment due to the increasing demand for residential, offices and retail on behalf of occupiers.

DESCRIPTION

The two storey property is located on the Western side of Windsor Street South, between the junctions with Great Brook Street, A47 Nechells Parkway and A450 Lawley Middleway. Situated close the large scale redevelopment of **Millennium Point, Birmingham City University** and also **High Speed 2**. The unit benefits from access for deliveries via an enclosed secure driveway.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	326.55m²	3,515 sq ft
Mezzanine:	181.538m²	1,954 sq ft
First Floor Office:	28.43m²	306 sq ft
First Floor Kitchen:	13.01m²	140 sq ft
First Floor Flat:	129.51m²	1,394 sq ft

TENURE

The property is currently partly occupied Wilkes Partnership LLP, who are holding over at a rental of £10,000 pa. The landlord has served a S25 notice on the tenant to seek renewal terms at a rental of £26,000 pa.

The property is held long leasehold from Birmingham City Council for 99 years from 1st October 1969. Renewal discussions have started with BCC for a new head lease for a term of 125 years. Ground rental payable to BCC - £2,100 pa

EPC

A copy of the Energy Performance Certificate can be made available upon request.

PRICE

We are instructed to seek offers in excess of **£350,000**.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE **£11,870**
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

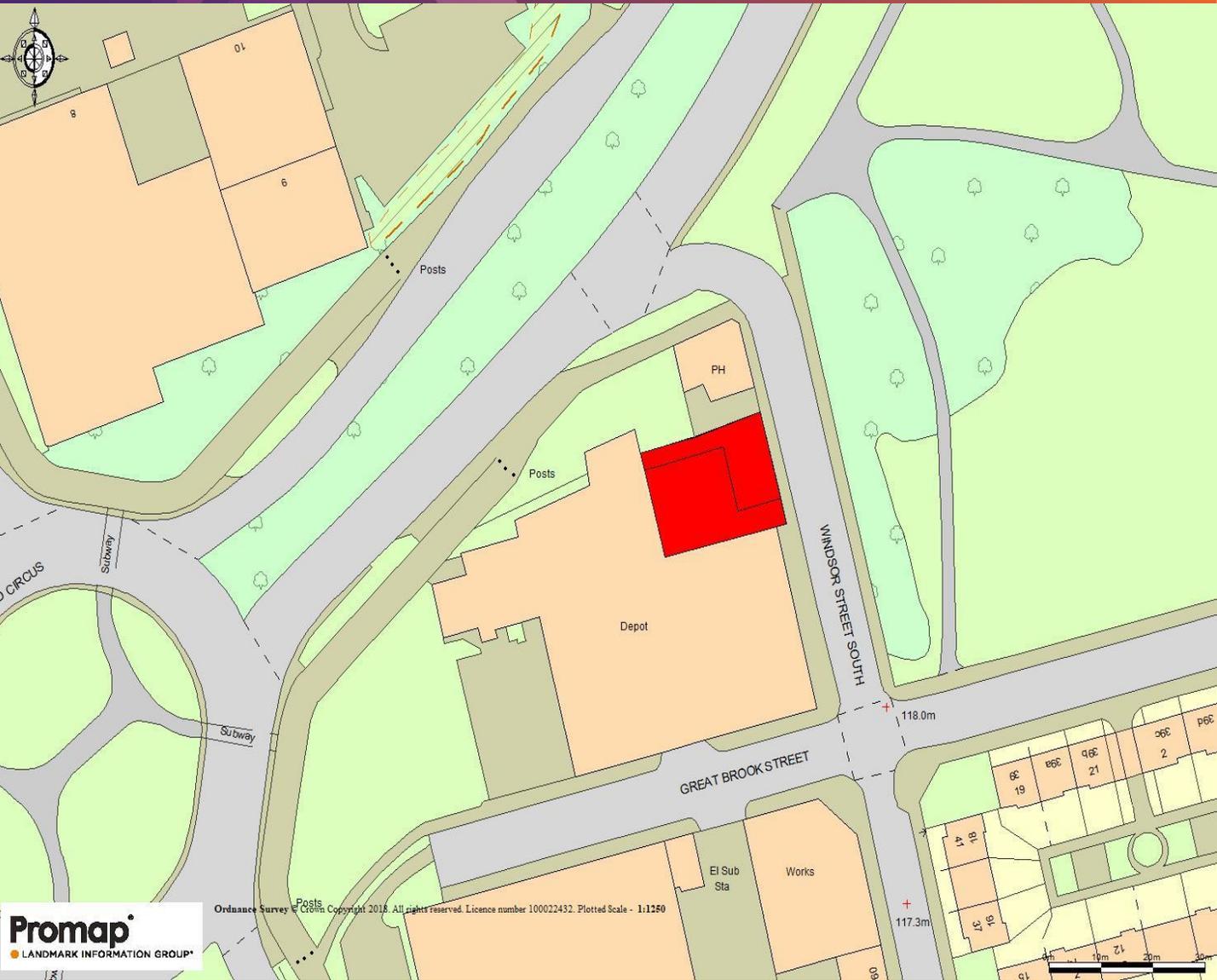
Details correct at the time of print August 2018


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

Ed Purcell

Tel: 0121 400 0407

Email: ed@creative-retail.co.uk

www.creative-retail.co.uk