

46-48 MERE GREEN ROAD

SUTTON COLDFIELD • WEST MIDLANDS • B75 5BD

RARE FREEHOLD INVESTMENT OPPORTUNITY



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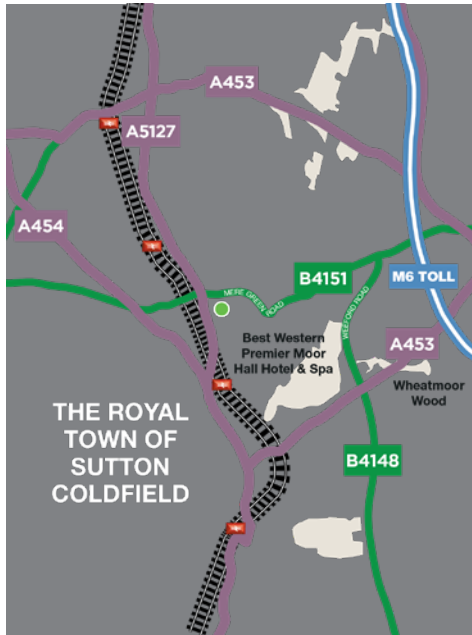
SUTTON COLDFIELD • WEST MIDLANDS
B75 5BD

RARE FREEHOLD INVESTMENT OPPORTUNITY

Purpose Built Commercial Accommodation with:

- Freehold
- 17 serviced office suites over first and second floors with scope to reconfigure to suit individual demands
- Retail showroom at ground floor
- Current Gross Rent Reserved: £147,020 per annum with potential to increase to £162,620 per annum
- Affluent suburban location close to bars and restaurants and supermarkets (Giggling Squid, Bistrot Pierre, Marks & Spencer, Sainsbury's, Lidl)





LOCATION

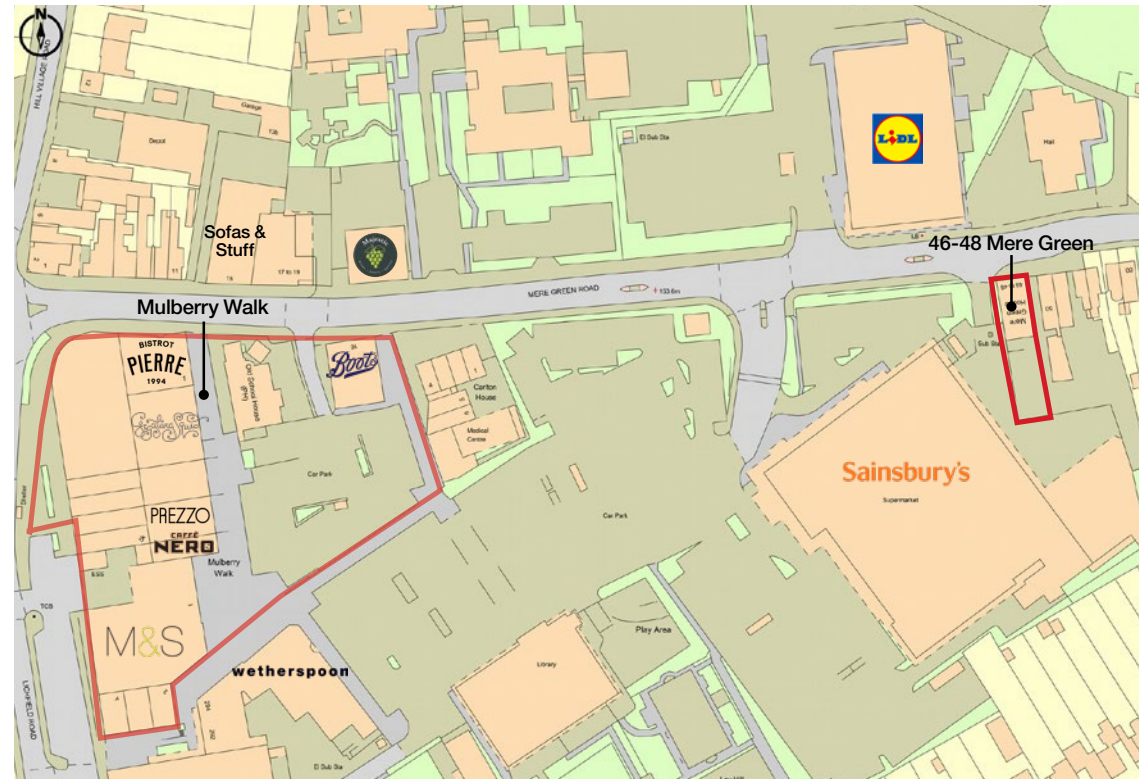
Mere Green is located in the county of West Midlands in central England, approximately 10 miles north-east of Birmingham and 40 miles west of Leicester. The town is an affluent commercial centre with strong transport and communication links to both the north and south. Mere Green is located 2 miles from Junction 3 of the M6 Toll. The town also has easy access to the A453 which serves as a link road connecting the town to the M6, the A5 and directly to Birmingham.

In addition, the local rail station (Four Oaks) operates on a regular basis (every 20 minutes) to London Euston (approximately 2hrs 10mins), (every 30 minutes) to Manchester Piccadilly (approximately 2hrs 20mins) and locally to Birmingham New Street (every 10 minutes), Leicester, Nottingham and Stoke-on-Trent. Birmingham and East Midlands airports are located approximately 15 and 32 miles away respectively, and between them serve a number of UK, European and global destinations.

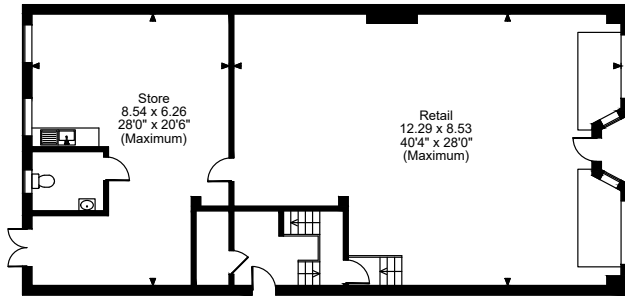
DEMOGRAPHICS

The Royal Town of Sutton Coldfield forms part of the West Midlands conurbation, and has a primary catchment population of approximately 205,000, of which approximately 105,000 are residents of Sutton Coldfield.

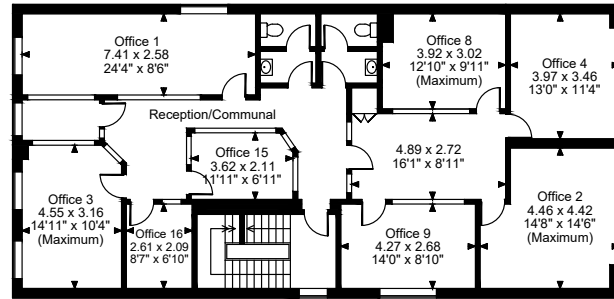
In 2001 the Sutton Coldfield area contained a significantly above average proportion of adults of working age categorised within the most affluent AB social group; social group C1 which includes junior non manual employees is also over-represented. In contrast, the least affluent D and E social groups are particularly under-represented within the Sutton Coldfield area.



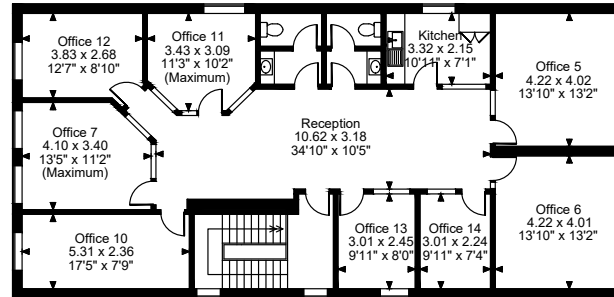
Mere Green Road, Sutton Coldfield, West Midlands
Approximate Gross Internal Area
5262 Sq Ft/489 Sq M



Ground Floor



First Floor



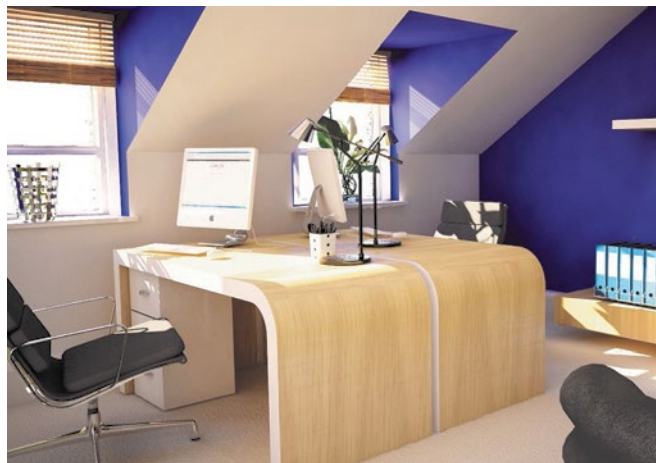
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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A4 @ 1:150





TENURE

The site is offered on a freehold basis

NET RENTAL INCOME

Net Rent Reserved £111,265 per annum

VAT

Not applicable

MONEY LAUNDERING

The Regulations require the agents to undertake and complete customer due diligence on the purchaser as soon as Heads of Terms are agreed and prior to exchange of contracts.

LEGAL COSTS

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

EPC'S

Available upon request.

ASKING PRICE

£1,500,000

VIEWING INFORMATION

Creative Retail will be carrying out internal viewings. If you wish to internally inspect, please register your interest.

FURTHER INFORMATION

For access to all supporting documents please contact Creative Retail on 0121 400 0407 or email scott@creative-retail.co.uk



CREATIVE RETAIL
PROPERTY CONSULTANTS

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