

**TWO STOREY RETAIL INVESTMENT WITH
ON SITE CAR PARKING**



**21 WATERLOO ROAD, SMETHWICK,
WEST MIDLANDS, B66 4JU**

1,468 SQ FT (136 SQ M)

- FREEHOLD TITLE
- CAR PARK AT REAR
- INCOME PRODUCING
- PROMINENT LOCATION

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Warstone Lane
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LOCATION

The property is located on Waterloo Road with a return frontage to Gilbert Road and is situated in a densely populated area. Smethwick Rolfe street train station is within 1.4 miles of the premises and provides transport links across the city. Birmingham city centre is approximately 3.5 miles away from the premises.

DESCRIPTION

The premises comprise of a two-storey end terrace mixed use building of brick-built construction surmounted by a pitched tiled roof. The property provides two self-contained retail units on the ground floor and one self-contained two-bedroom accommodation on the first floor which is accessed via the rear. Externally there is a car park to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Barber Shop	290	27
Taxi Office	304	28
2 Bed Flat	873	81
TOTAL	1,468	136

PLANNING

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

SERVICES

We are advised all main services are connected to include gas, electric and water. Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The Freehold interest is available at a quoting price of £325,000, subject to contract.

LEASE TERMS

We understand that the first floor flat is let on a 12-month AST at a rental of £750 per calendar month. The ground floor rear retail is let to a convenience shop on a 10-year lease with effect from 1st September 2020 at a passing rent of £8,400 per annum exclusive. The ground floor front retail is let to a taxi office on a 10-year lease with effect from 1st September 2018 at a passing rent of £11,760 per annum exclusive. The property has a current combined income of £29,160 per annum exclusive. Further details available upon request.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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