

**Freehold For Sale  
Investment Property  
Part Vacant – Ex Costa  
Coffee Shop**

**NICHOLAS BRETT & CO**

Chartered Surveyors

TEL: 01527 875669

[www.nicholasbrett.co.uk](http://www.nicholasbrett.co.uk)



**723- 723a Bristol Road South,  
Northfield, Birmingham B31 2NG**

- Prominent corner building – comprising of 2 Shops & 2 self-contained Flats having own access
- 1 Shop let to a Franchisee of Subway, other Shop currently vacant (ex Costa Coffee Shop) and available to let separately
- Prime Location – Adjacent to Savers, McDonalds & Heron Frozen Foods
- Opposite Northfield Shopping Centre
- Current rental income £37,240 pa – ERV c.£72,000 pa
- Rear servicing access
- Car parking close by

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## Location

Northfield is one of Birmingham's principal Satellite Towns.

The property occupies one of the busiest and prominent trading locations being situated on a busy crossroads.

It is situated directly adjacent to McDonalds with other occupiers close by including Heron Frozen Foods and Savers. It is directly opposite the Northfield Shopping Centre.

There is a public car park adjacent to the parade, with several bus stops to the front.

## Description

The property comprises of a large corner building having 2 shops at ground floor and 2 self-contained flats upon the first floor, accessed from the rear.

One of the shops (723) is let to a Franchisee of Subway, the other (723a) is currently vacant and most latterly traded as a Costa Coffee Shop. It is on the market to let separately, details available on request.

There is rear servicing access.

## Accommodation

The property comprises of the following approximate gross internal floor areas:-

- **723 (Subway)**

Ground Floor: c.1,075 sq ft (100 sq m)  
Basement: (not measured)

- **723a (Vacant – ex Costa Coffee)**

Ground Floor: c.2,000 sq ft (186 sq m)

- **Flat 1** - 2 bedrooms
- **Flat 2** - 1 bedroom

## Tenancies

- **723 (Subway)**

Let to HKES SUBS Limited with a Guarantor from CW SUBS Limited from 1/4/22 to 31/3/37 subject to a rent review on 1/4/27, and tenant-only break options on 1/4/27 and 1/4/32. The passing rent is £22,000pa. The lease is essentially FRI (excluding basement) and is excluded from sections 24 – 28 of the Landlord & Tenant Act 1954, referred to as "outside of the Act".

- **723a (Vacant)**

Currently on the market to let, quoting £35,000pa

- **Flat 1**

Let on an AST at a rent of £695 pcm

- **Flat 2**

Let on an AST at a rent of £575 pcm

- **Total current rent: £37,240pa**
- **Estimated rental value: c.£72,000 pa**

## Price

£850,000

## VAT

It is understood that VAT will be charged on the sale proceeds.

## Rating Assessments

Rateable Value (1/4/26) – Shops:-

- 723 (Subway): £12,250
- 723a (Vacant): £16,750

This information should be verified by the new occupier. Further details available online at [www.gov.uk](http://www.gov.uk).

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## Energy Performance Certificates (EPC)

- 723 (Subway): 25A
- 723a (Vacant): 23A
- Flat 1: 51E
- Flat 2: 67D

## Video Tour

Click [here](#) for an external You Tube Video Tour

Subject to Contract April 26

## Viewing

Strictly by prior appointment only with:-

Nicholas Brett & Co (See contact details)

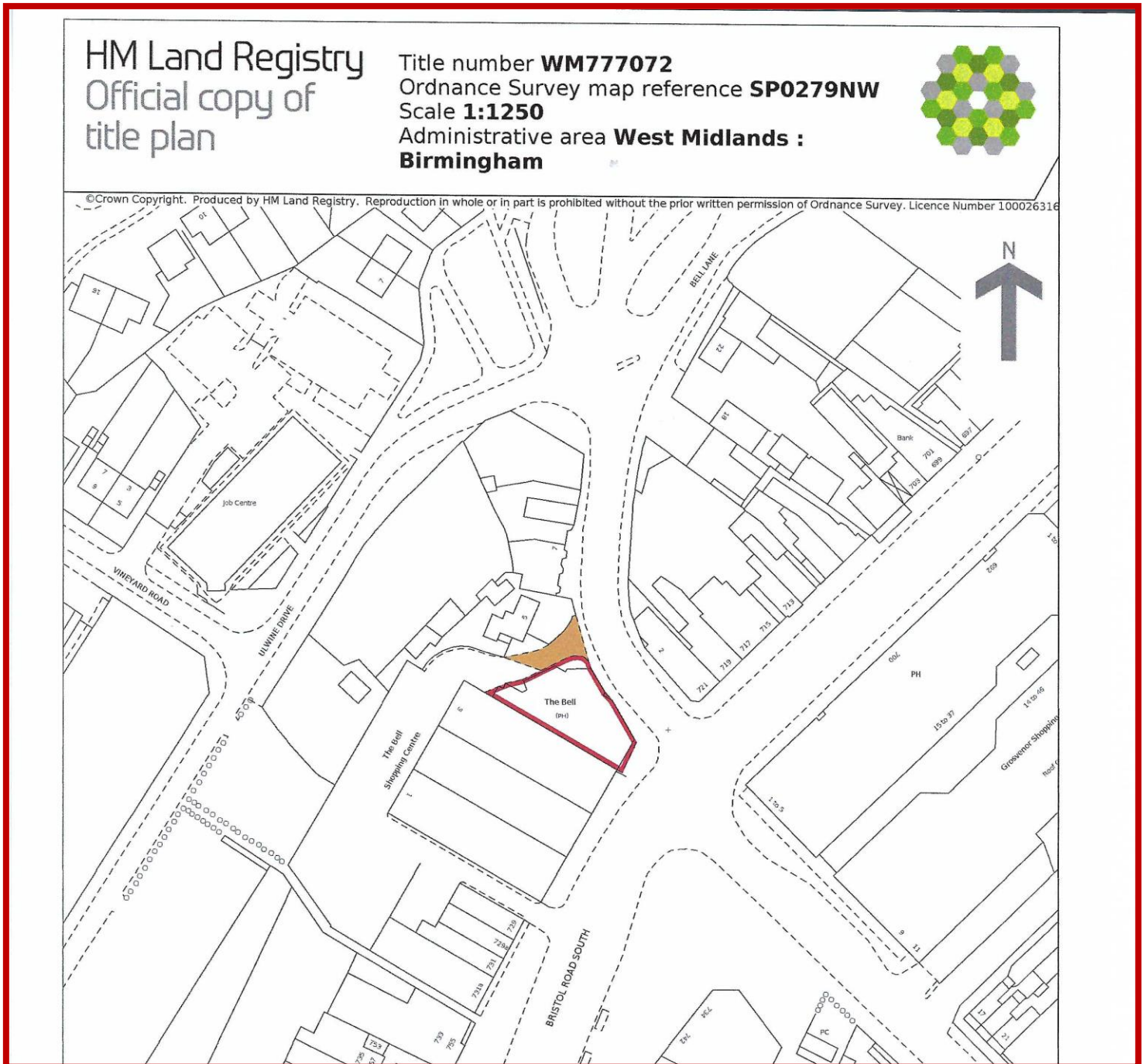
Or our Joint Agent:-



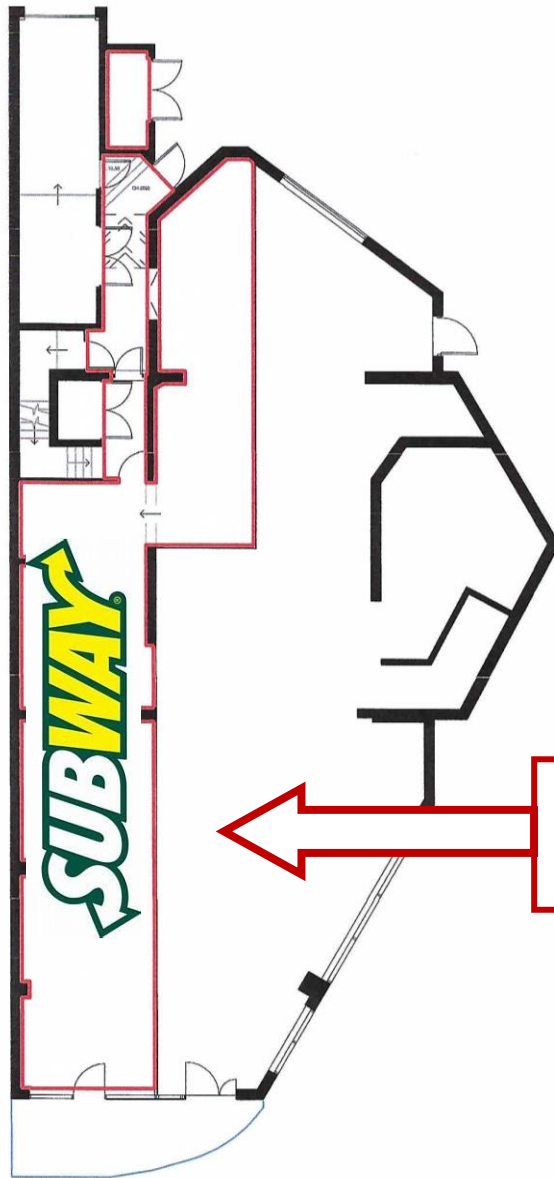
Wright Property

Oliver Wright: 07976 056504

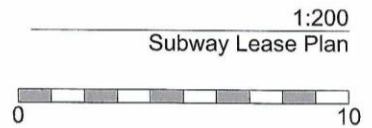
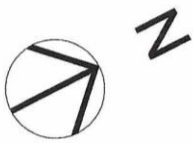
[oliver@dsgroups.co.uk](mailto:oliver@dsgroups.co.uk)



**Land Registry Title Plan – Not to Scale**



Vacant Shop  
- Ex Costa Coffee



**Lease Plan**

architecture design limited

The Fitted Rigging House  
Anchor Wharf,  
The Historic Dockyard,  
Chatham, Kent, ME4 4TZ

+44 (0)1634 791166  
www.adesign.ltd  
/adesignlimited  
registered in England and Wales, No.08419252

Site address: **723 Bristol Road South Northfield Birmingham B31 2NG**

Project name: **Costa Northfield**  
Drawing no: **94.19/A.03** Status: **Lease Plan** Date: **31/01/2022** Time: **12:10**  
Revision:2 Scale: **1:200@A4**

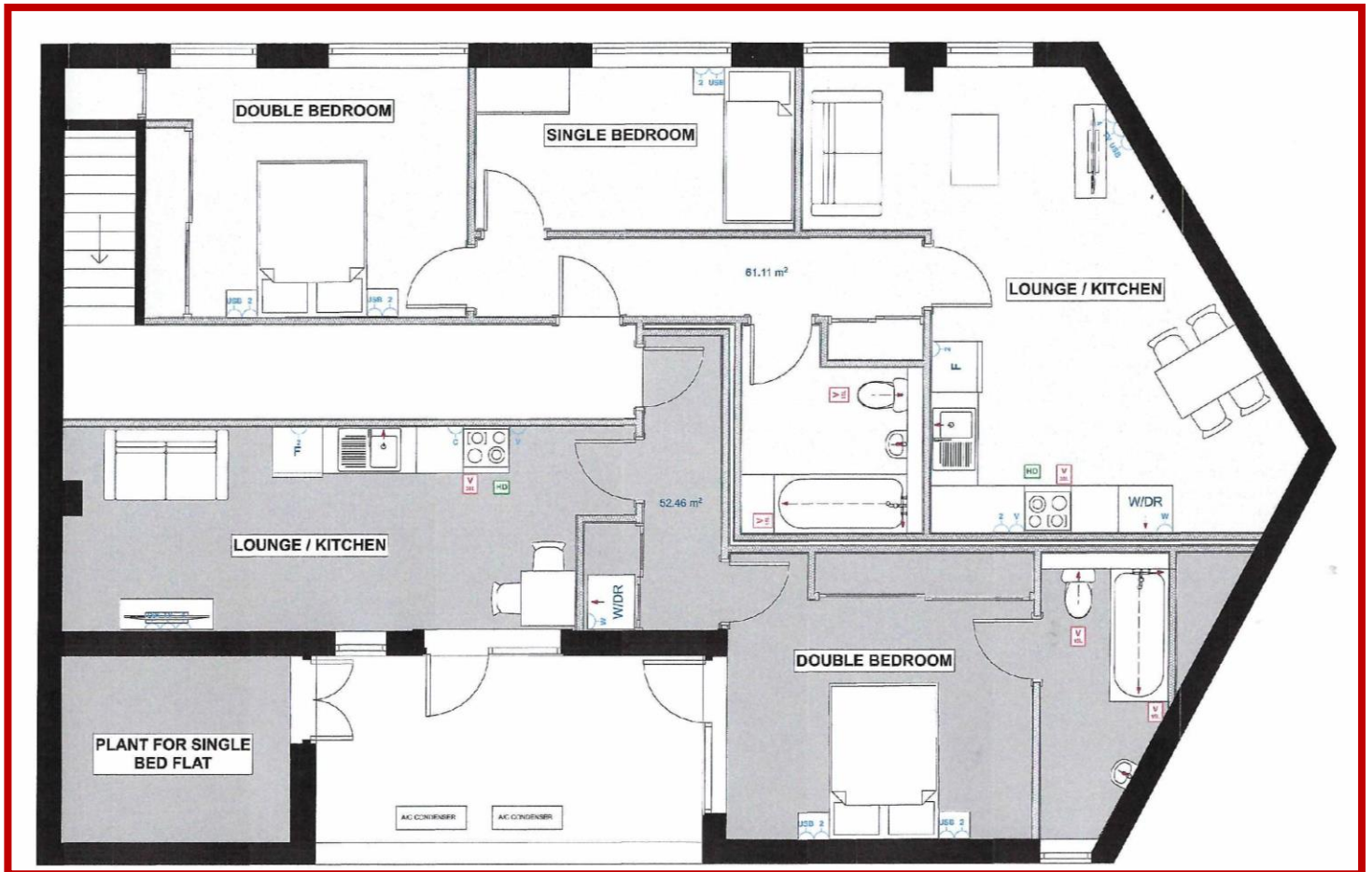
**Subway Lease Plan – Not to Scale**

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**Flats Plan – Not to Scale**

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**Internal photos of ex Costa – 723a**

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### Internal photos of Flat 2

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

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