

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

NICHOLAS BRETT & CO

Chartered Surveyors

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**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.£66,740 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 a Franchisee of Subway 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". Further details of the tenant available on request.

- **723a (Vacant)**

Currently on the market to let, quoting £29,500pa

- **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.£66,740 pa**

Price

£775,000

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.

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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 revised June 26

Viewing

Strictly by prior appointment only with:-

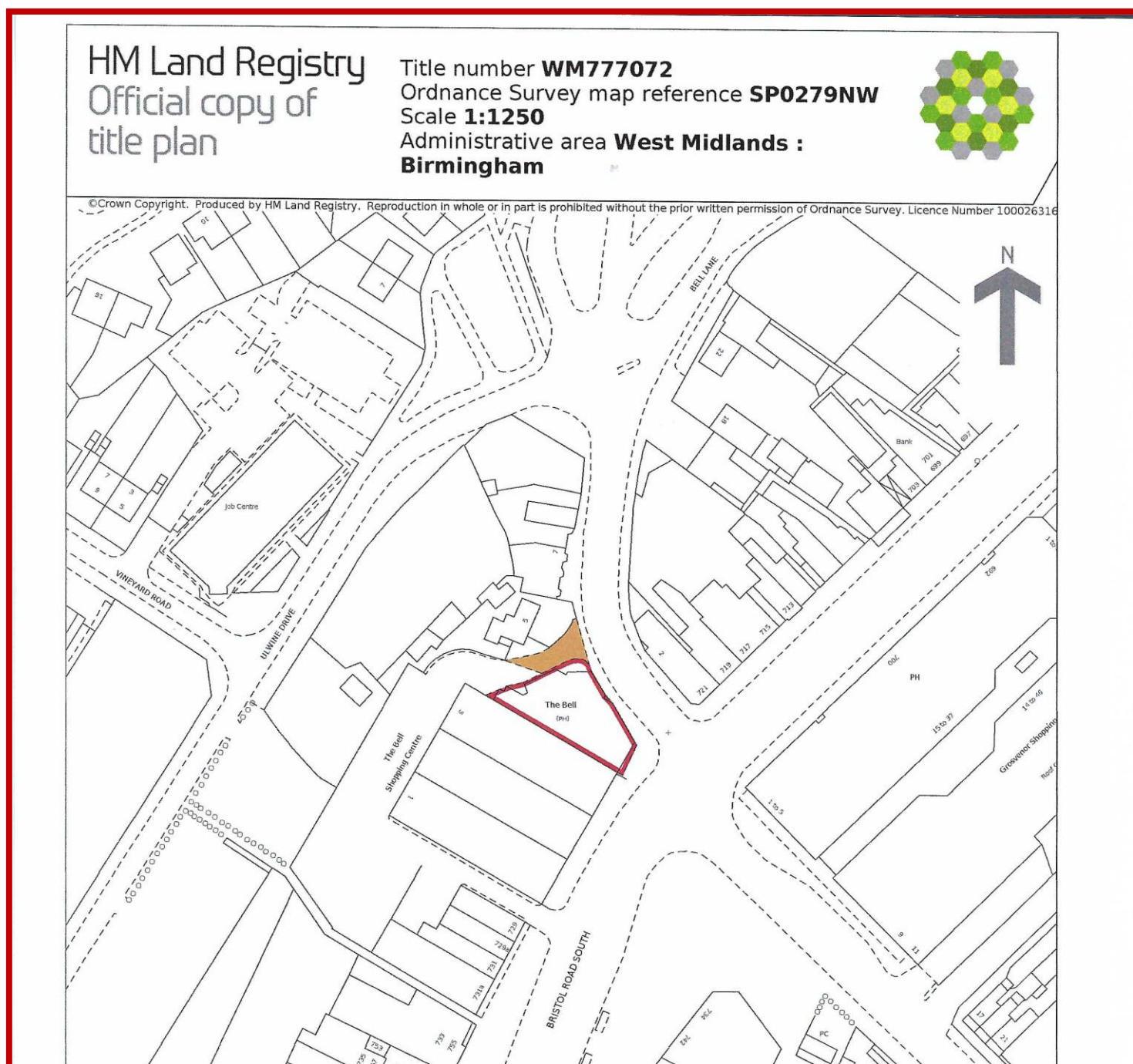
Nicholas Brett & Co (See contact details)

Or our Joint Agent:-

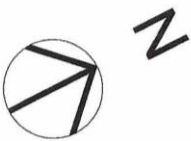
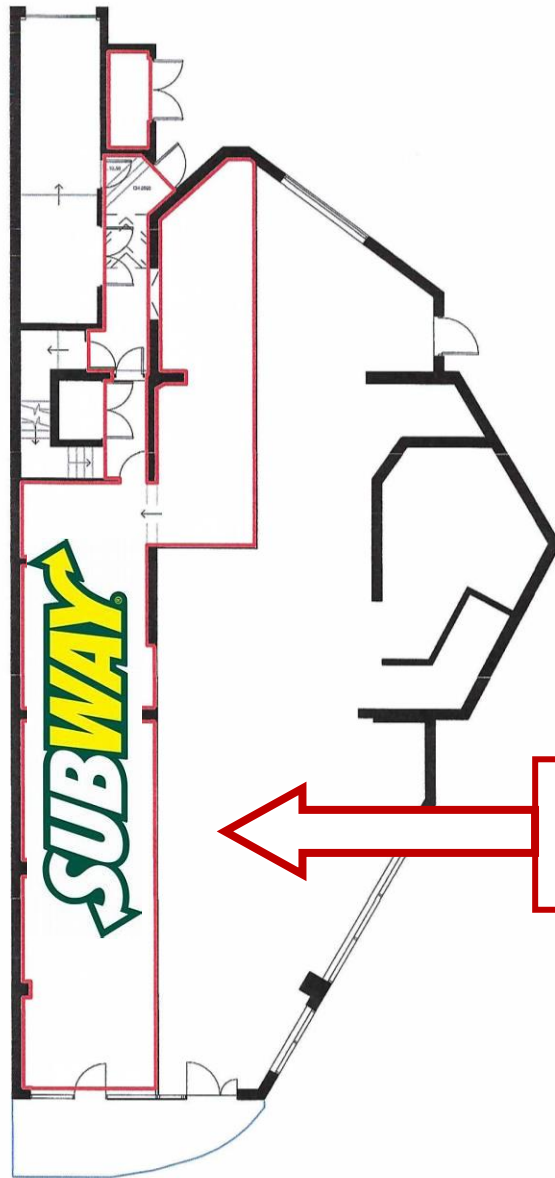


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Land Registry Title Plan – Not to Scale



1:200
Subway Lease Plan
0 10

architecture design limited

The Fitted Rigging House
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/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

Lease Plan

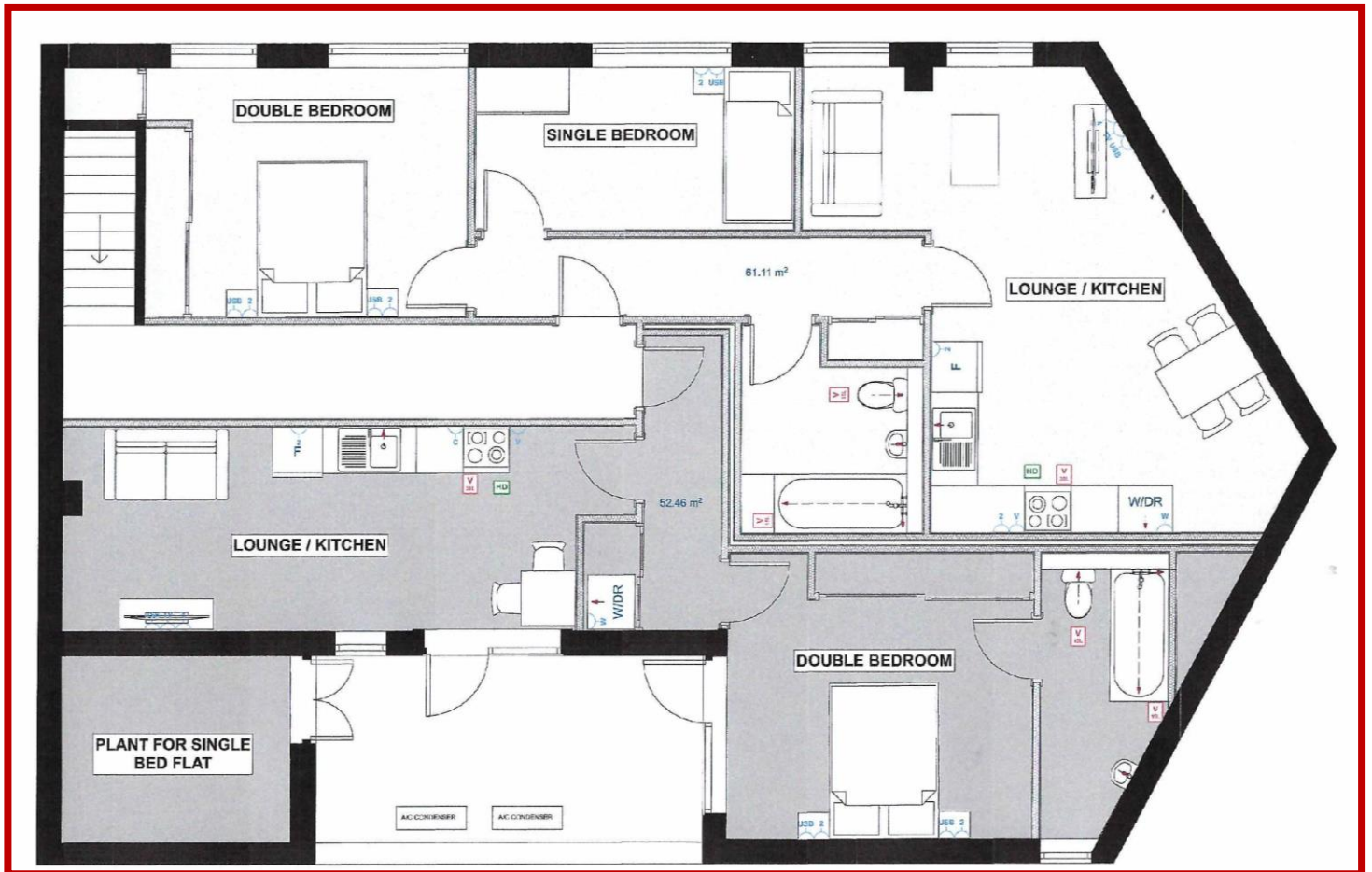
Subway Lease Plan – Not to Scale

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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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