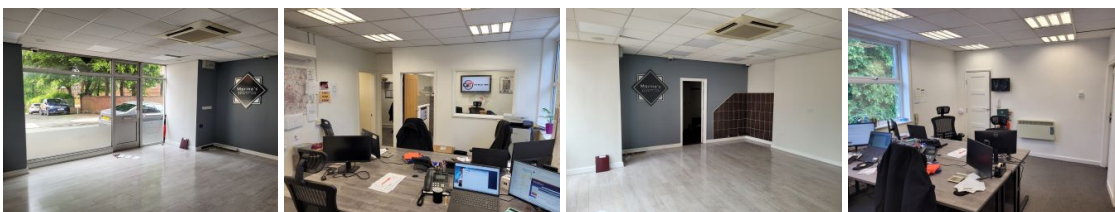


8/8a Holland Street, Sutton Coldfield, Birmingham, B72 1RR

Freehold part let part vacant retail/office unit in Sutton
Coldfield

Guide price*
£180,000+

Plus fees



Auction details:

Thursday 12th September 2024 @ 09:00AM

A modern freehold part let, part vacant town centre investment opportunity Current rental income £7,500 PA estimated full rental value £20,500 PA

Property Description

The property comprises a modern two storey building having a vacant self contained retail/office unit on the ground floor, and self contained offices at the first floor, the latter having a separate entrance immediately off Holland Street. The vacant shop/office at ground floor comprises a well fitted out open plan retail unit with partitioned kitchen/storage area and WC. Accessed by it's own entrance from Holland Street, the first floor comprises of modern office having a large open plan room with a separate partitioned managers office/board room, a further office, staff room/kitchen and WC.

Location

The property occupies a prominent position fronting Holland Street close to it's junction with the main A5127 Birmingham Road which is the main arterial route linking Birmingham City Centre with Sutton Coldfield, within the vicinity it is the focal point for food and beverage operators within an abundance of popular venues including Quinto Lounge, GDK, The Rhodehouse, Slug and Lettuce, Craft Inn, Brew House and Kitchen, The Bottle of Sack (JD Wetherspoon) and Pizza Express. The property is within walking distance of the main shopping area on the parade and Grace Church Shopping Centre where operators include Aldi, House of Fraser, Boots, H&M, Fat Face, Pandora and M&S Food are located. Sutton Coldfield is a popular and affluent town approximately 6 miles north west of Birmingham City Centre.

Accommodation

8 Holland Street:

Ground Floor Sales: 370 sq.ft (34.38 sq.m)

Ancillary Storage: 80 sq. ft (7.46 sq. m)

First Floor Offices: 353 sq. ft (32.83 sq. m)

Kitchen: 36 sq.ft (3.32 sq. m)

Energy Performance Rating

8: B

8A: A

Tenure

Freehold – The ground floor will be available with vacant possession upon completion.

Tenancy Details

First Floor Offices: Let by way of a 5 FRI Lease with effect from 23/04/2023 to PJ Rhodes Limited for a rent of £7,500 per annum.

Ground Floor: Retail Unit (vacant) Estimated rental value £13,000 per annum.

Value Added Tax

We understand VAT is not chargeable on this transaction.

Viewings

Strictly by appointment with the Auctioneers.



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LIVE-STREAMED AUCTION

Please note that the Auction will be livestreamed via our website. You can take part remotely via Proxy, Telephone or Online, if you wish to bid you must pre-register via our website no later than 3pm the day prior to the auction. Please [click here](#) for further details.

*DEFINITION OF GUIDE & RESERVE PRICE

All properties are sold subject to a reserve price, which is the minimum price the seller is willing to accept and is confidential between the seller and Auctioneer. The guide price is only an indication as to where the reserve is currently set and not necessarily the Auctioneers expectation of what it will sell for. If the guide price is a bracket figure, then the reserve price cannot be higher than the top end of the guide price, if the guide price is a fixed figure, then the reserve cannot be more than 10% above the guide price. The guide price and reserve price can be subject to change at any time

up to and including the auction day and, properties can often sell for substantially more than the quoted guide price.

COSTS AT AUCTION

When buying at auction you will unconditionally exchange contracts on the fall of the auctioneer's gavel, please therefore ensure you have read the legal pack for each property prior to bidding. They are all individual and include the terms and conditions of your purchase as well as any costs in addition to the purchase price.

The sale of each lot is subject to an administration fee of £2,160 inc VAT (£1,800.00 + VAT) (unless otherwise stated in the [important information](#)), payable on the fall of the gavel/at the end of the online auction. Please note that the administration fee for the Local Authority lots may differ and all interested parties should enquire directly with the Auctioneers as to the fee applicable.

Any additional costs excluding the administration fee will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack has been prepared by the seller's solicitor(s), who are responsible for its contents and disclosing all know information. It is available to download free of charge under the 'lot information', and you take responsibility for reading and understanding the legal pack and are bound by all the contents. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

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