

# Lot 6

## 227 Merritts Brook Lane, Northfield, Birmingham B31 1UJ

### GUIDE PRICE: £160,000



### FREEHOLD INVESTMENT OPPORTUNITY

This investment property consists of a double fronted semi-detached two storey building situated opposite the junction with Waterworks Drive. The ground floor is currently let to a Post Office franchise for a duration of 20 years from 23/2/2010 with 5 yearly rent reviews at a current passing rent of £12,000 pa. Above the shop is a one bedroom flat that is currently let on an Assured Shorthold Tenancy at an annual rent of £6,000. The property is being sold with the benefit of the ongoing investment income. The building occupies a prominent position of a local parade of shops situated within predominately residential surroundings and approximately 7 miles from Birmingham City Centre.

#### ACCOMMODATION

**Ground floor:** shop unit, kitchen, staff toilets approx. 127m<sup>2</sup>

**First floor:** storage, kitchen, bathroom approx 32m<sup>2</sup>

**Second floor:** storage approx 6m<sup>2</sup>

Residential flat to first floor consisting of one bedroom, lounge, kitchen, bathroom. The accommodation has not been internally inspected by the Auctioneers

**TENURE** Freehold

#### LOCAL AUTHORITY & TAX RATING

Birmingham City Council 0121 303 115

Council Tax Band: A. Rateable Value: £4,950

#### VENDOR'S SOLICITORS

VK Solicitors, 246a Wednesbury Road, Walsall, West Midlands WS2 9QN. Tel: 01922 644840

#### VIEWING TIMES

By appointment through the Auctioneers

#### JOINT AUCTIONEERS

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NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN