

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

FOR SALE LONG GROUND LEASEHOLD INVESTMENT PRODUCING £18,000 PER ANNUM



Being
**116 MAIN STREET
DICKENS HEATH
SOLIHULL
B90 1UA**

- **Long ground leasehold of 999 years**
- **From 2005 a rent of £80 per annum**
- **To the ground floor modern retail facility trading as Istanbul BBQ Kitchen**
- **Current lease 15 years from 02 July 2018 at a current rent of £18,000 per annum**

**PURCHASE PRICE OFFERS ARE INVITED
BASED ON IN EXCESS OF £240,000**

LOCATION

The premises are located within the heart of Dickens Heath Village, fronting the Main Street. Dickens Heath village comprises a range of individual retail users including restaurants, opticians, pharmacy, hairdressing salons, Tesco Express and Costa Coffee.

The village was developed in the late 1990's, serving a very large residential catchment area.

The Midland Motorway complex via junction 4 of the M42 Motorway is in close proximity and the centres of Solihull and Shirley are some 4 miles to the north east and 3 miles north respectively.

ACCOMMODATION:

The accommodation provides a net internal area of 993 sq ft.

TENURE:

The premises are occupied under a 15 year occupational lease, from 02 July 2018 at a current rent of £18,000 per annum. The rent is reviewed every 5 years upwards only and the tenant has paid a rent bond of £6,000.

REPAIRING LIABILITY:

The tenant is responsible for the internal maintenance and upkeep of the premises and is responsible for the annual service charge which covers the ground rent, buildings insurance, business rates and all main supplies consumed, buildings insurance, buildings, external maintenance and road maintenance.

SERVICES:

We understand the property has the benefit of mains electricity, water, gas and drainage.

VAT:

VAT is not applicable.

PURCHASE PRICE:

Offers are invited in excess of £240,000 for the benefit of the long ground leasehold interest.

VIEWING:

Strictly by appointment with the sole Agents.

Shepherd Commercial – 01564 778890.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

E-mail: enquiries@shepcom.com

Fax: 01564 739439

Web Site: www.shepcom.com

Shepherd Commercial for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Shepherd Commercial nor any person in their employment has an authority to make or give any representation or warranty whatsoever in relation to this property.