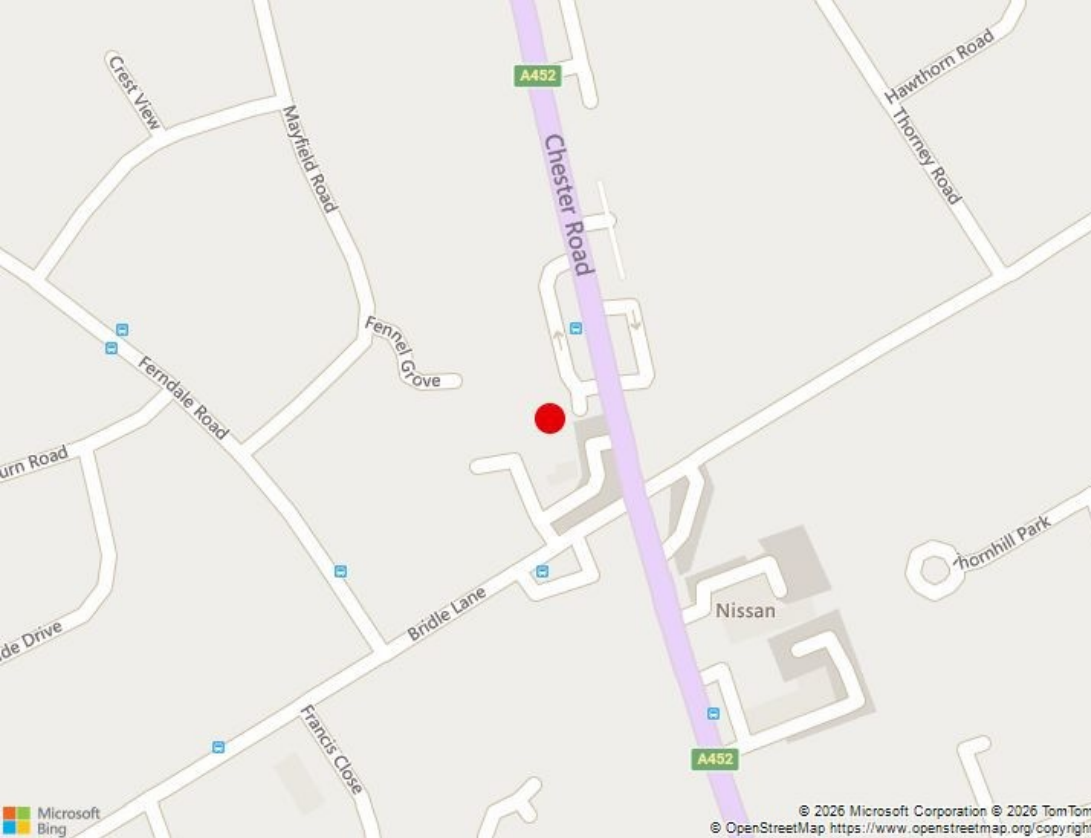


MIXED USE RETAIL / RESTAURANT INVESTMENT FOR SALE

188A B And C Chester Road, Streetly, Sutton Coldfield, West Midlands, B74 3NA

1,479 SqFt (137.4 SqM) | Offers Around £310,000





KEY FEATURES

- Prominent location within popular retail parade
- Neighbouring occupiers incl. Tesco Express
- Rare fully let investment opportunity
- Tenants include Coral and Streetly Balti
- Forecourt Parking
- Current net income - £22,650 per annum

LOCATION

The premises are located in this prominent parade fronting the A452 Chester Road at its junction with Bridle Lane in Streetly, a popular suburb on the outskirts of Sutton Coldfield. The adjoining parade includes **Tesco Express** with occupiers in close proximity to include **Paul Carr Estate Agents**, **Costcutter** and **Brayley Nissan**.

DESCRIPTION

A mixed use investment fully let to three tenants; **Coral Bookmakers** and **Breakfast Express** both of whom occupy ground floor shops together with **Streetly Balti** who occupy the first floor via a ground floor entrance. The property benefits from shared forecourt parking is approached off Chester Road.



Area	SqFt	SqM
188a Chester Road - Coral	399	37.07
188b Chester Road - Streetly Balti	741	68.84
188c Chester Road - Breakfast Express	339	31.49
Total Floor Area	1,479	137.4

188A B And C Chester Road, Streetly, Sutton Coldfield, West Midlands B74 3NA



TERMS

Freehold For Sale subject to the following tenancies:

188A - Coral Racing Limited: 10 yr lease expiring 23 June 2027 at £8,250 pa.

188B - M S Uddin t/as Streetly Balti: 15 yr lease from 6 May 2025 subject to 3 yrly rent reviews: next review 5 May 2028. Current rent £7,200 pa.

188C - Harjit Chahal t/as Breakfast Express: 20 year lease expiring 27 November 2038 subject to 5 yrly rent reviews; next review 15 November 2028. Current rent £7,200 pa.

Copies of the leases are available via the [data room](#).

ASKING PRICE

Offers Around £310,000

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Rateable Values:

188A: £8,800

188B: £11,750

188C: £8,100

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



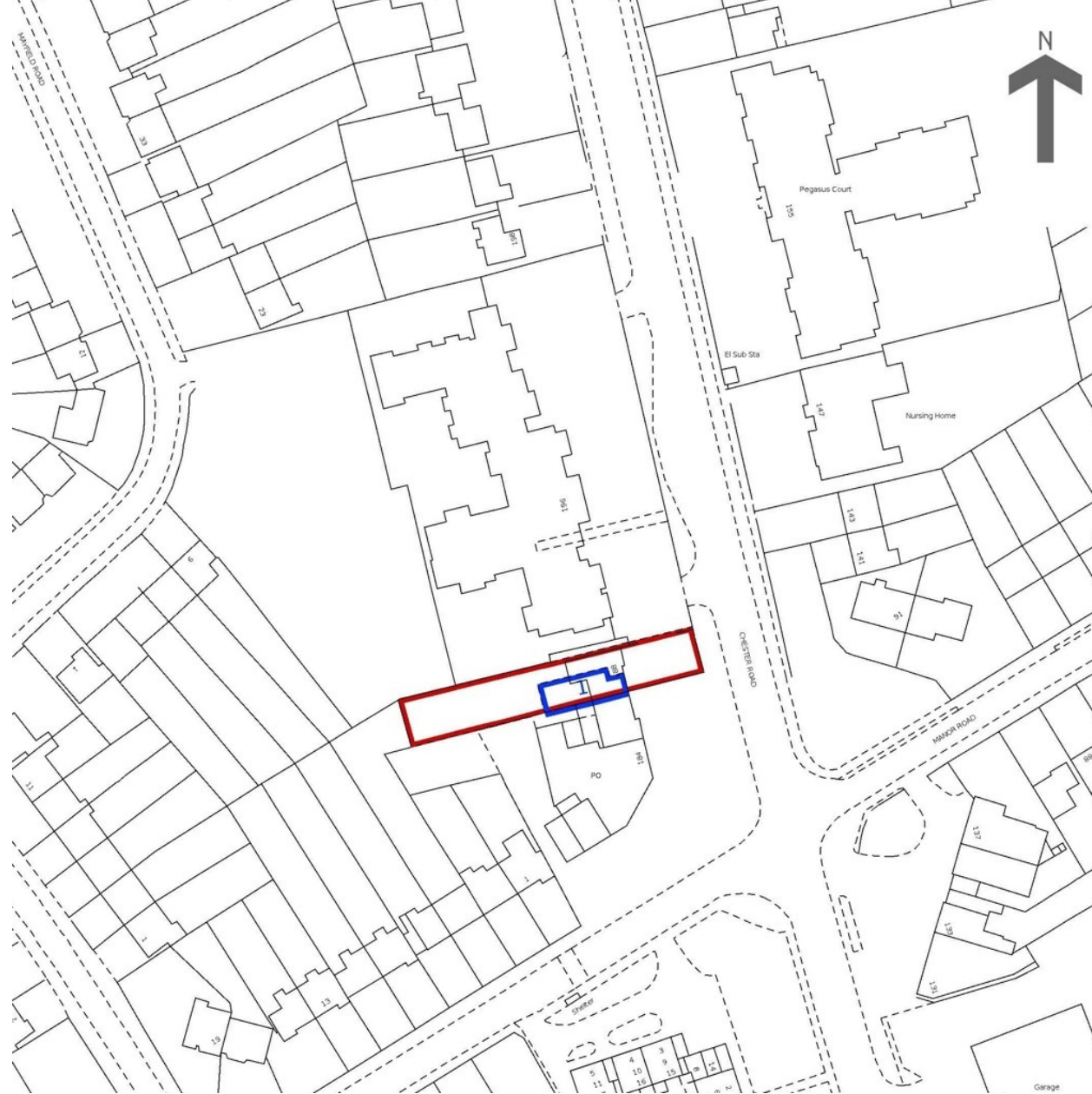
David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

188A B And C Chester Road, Streetly, Sutton Coldfield, West Midlands B74 3NA



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.