## FOR SALE

# westbridge

## COMMERCIAL



## 110 Redhill Road, Northfield, Birmingham

- **Richard Johnson**
- 🙁 Sephie Portwood
- 01789 415628
- richard@westbridgecommercial.co.uk
- www.westbridgecommercial.co.uk

- Freehold Investment
- Three One Bedroom Flats in One Block
- Let on AST's
- Income Producing £20,100 pa
- Gross Yield of 7.44%
- Scope for Refurbishment & Rental Uplift

### 110 Redhill Road, Northfield, Birmingham B31 3LA

#### Location:

Located on the corner of Redhill Rd and Lilley Lane the property occupies a corner plot and was believed to once have been a shop.

#### Description:

A Victorian building occupying a corner position which has been converted into three one bedroom flats each let on assumed shorthold tenancies as follows:

Ground Floor - £600 pcm

Flat 1 (left top of stairs) - £550 pcm

Flat 2 (right top of stairs) - £525 pcm

#### Total Monthly rent £1,675 pcm

#### Total annual rent £20,100 per annum

The building would benefit from internal refurbishment works which could enhance rental values. Copy tenancy agreements are available from the agent's office upon request.

No internal photos were available at the time of inspection, viewings booked via the agents office.

#### Price:

£270,000

#### VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

#### EPC:

The Energy Performance Rating of the property is = D. A full copy of this report is available from the agent's office upon request.

#### Viewing:

Viewing strictly by prior appointment with sole agent:

#### **Richard Johnson**

Westbridge Commercial Ltd 1<sup>st</sup> Floor Offices 3 Trinity Street Stratford Upon Avon CV37 6BL Tel: 01789 415 628 richard@westbridgecommercial.co.uk

#### GDPR

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

Agents Notes: Disclaimer (Misrepresentation Act 1967) Westbridge Commercial Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that, at the time of inspection, we were unable to check if the services and appliances were in working order. All measurements are approximate. Any intending buyer/tenant must satisfy themselves of the condition and working order of such item and services and is advised to seek the advice of their solicitor and surveyor.

