



FOR SALE - RESIDENTIAL BLOCK INVESTMENT

The block can be sold as one or split up into smaller lots of 2, 3 or 5 lots of flats

Flats above Scott Arms Shopping Centre, Great Barr B42 1TQ

11 residential apartments (3 vacant) producing an income of £58,097 per annum

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Flats above Scott Arms Shopping Centre, Great Barr B42 1TQ

11 residential apartments



Location

The property is located on Walsall Road, in Great Barr, which is situated in North West Birmingham. Locally, the area is predominately residential, with the Scott Arms Shopping Centre providing local amenities. Operators include: Iceland, Card Factory, Betfred, Greggs and more.

Description

There are 11 apartments situated above the shopping centre. Access to the flats is via the rear of the shopping centre.

The flats can be bought as a single lot, however, if parties only wish, 2, 3 or 5 flats, we can split up the site to offer that.

Price Offers in the region of £990,000 (nine hundred and ninety thousand pounds) for the long leasehold interest.

The purchaser may qualify for multi-unit relief on stamp duty. They should rely on their own enquiries in this regard.

VAT The premises are not elected for VAT

EPC Rating TBC

Tenure A new 999 year long leasehold at a peppercorn ground rent.

Anti money laundering procedures In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.



Tenancy schedule

Demise Description	Tenant Name	Area (SqFt)	Lease Start	Lease Expiry	Rent
Flat 972 Walsall Road, B42 1TQ	Private	936 SqFt	19/10/2020	18/10/2022	£8,078
Flat 974 Walsall Road, B42 1TQ	Private	936 SqFt	12/03/2021	11/03/2023	£8,100
Flat 976 Walsall Road, B42 1TQ	Private	TBC	07/10/2022	06/04/2023	£0
Flat 978 Walsall Road, B42 1TQ	Private	TBC	04/06/2014	03/06/2015	£0
Flat 980 Walsall Road, B42 1TQ	Private	TBC	25/03/2014	24/03/2024	£0
Flat 982 Walsall Road, B42 1TQ	Private	786 SqFt	01/09/2023	31/08/2025	£7,500
Flat 984 Walsall Road, B42 1TQ	Private	705 SqFt	23/11/2022	22/11/2024	£7,500
Flat 986 Walsall Road, B42 1TQ	Private	705 SqFt	28/05/2021	27/05/2023	£7,500
Flat 988 Walsall Road, B42 1TQ	Private	592 SqFt	28/02/2022	27/02/2024	£7,500
Flat 990 Walsall Road, B42 1TQ	Private	667 SqFt	17/03/2023	16/03/2024	£4,440
Flat 992 Walsall Road, B42 1TQ	Private	624 SqFt	01/06/2020	31/05/2023	£7,480
Total					£58,097

Contact owners sole agents:

Assembly CRE

020 3576 3331

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.