

****RARE OPPORTUNITY****
FREEHOLD FOR SALE
PART INVESTMENT/PART VACANT
1679 HIGH STREET, KNOWLE
SOLIHULL, B93 0LL



Location

Knowle is an affluent and attractive village within the Metropolitan Borough of Solihull situated approximately 3 miles south east of the town centre, 11 miles south east of Birmingham and 11 miles north west of Warwick and Royal Leamington Spa.

Knowle has a resident population of approximately 11,000 and there are 207,000 people living within the Borough (2011 census). The population is affluent, with significantly higher proportions of managers and professional people than the national average.

Access to the national motorway network is via the A4141 main Birmingham to Warwick Road at Junction 5 of the M42 approximately 1 mile away.

Situation

The subject property is prominently situated in the commercial heart of Knowle Village where nearby occupiers include; **Lloyds Bank, Loch Fyne Restaurant, Costa Coffee, Timpson, Vision Express** and **One Stop**. The **Tesco Metro** is situated in nearby St. Johns Way Shopping Centre which also gives access to the two principal public car parks.

Description

The premises comprise a two storey building of which the ground floor is a restaurant trading as Cafe Saffron and the first floor formerly offices are currently vacant and benefit from rear car parking. The premises are traditionally constructed of brick with a tiled pitched roof.

Accommodation – Ground Floor

| | | |
|------------------------|------------|-----------|
| Gross Frontage | 5.3 m | 17' 4" |
| Shop Width | 4.9 m | 16' 1" |
| Shop Depth | 14 m | 46' 0" |
| Sales Area | 64.29 sq m | 692 sq ft |
| Sales Area ITZA | 45.80 sq m | 493 sq ft |
| Kitchen / Prep Area | 28.15 sq m | 303 sq ft |
| Side Store | 8.25 sq m | 89 sq ft |

The restaurant has the right to park one motor vehicle on the rear car park.

Vacant First Floor

Suite of self contained offices accessed via an external steel staircase from the tarmacadam car park comprising reception, kitchen and 3 private offices totalling 711 sq ft or thereabouts.

Tenure

The property is freehold subject to a single tenancy of the ground floor for a term of 15 years from 25th March 2007 at the current rent of £22,500 per annum exclusive. The lease is drawn on internal repairing and insuring terms with the Tenant responsible for 60% of the service charge. Further details are available upon request. The current tenants trading in the style of Cafe Saffron Indian Restaurant have been in occupation for over 19 years.

Rating Information

With effect from 1st April 2017 the Rateable Value of the ground floor is £13,750. The first floor is separately assessed at Rateable Value £8,400. Currently properties with a Rateable Value of £12,000 or less do not incur any rates payable.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

Copies of the EPC's are available upon request.

Price

We are instructed to seek offers in excess of £450,000 subject to contract for the freehold interest with part vacant possession.

VAT

The property is not registered for VAT and therefore VAT will not be payable on the purchase price.

Viewing

Strictly by appointment with the sole agents:-

Richard Ward

Rowley Hughes Thompson

Direct Tel: 0121 212 7809

Email: richardw@rhtretail.co.uk

Date Prepared: APRIL 2018

All transactions are stated exclusive of VAT.

SUBJECT TO CONTRACT



