

1096 COVENTRY ROAD, BIRMINGHAM, B25 8DT



**FREEHOLD FOR SALE
RETAIL/RESIDENTIAL
OWNER OCCUPIER OR
INVESTMENT OPPORTUNITY**

- Prominent position, fronting Coventry Road (A45 – main arterial route – considerable traffic flow)
- Full height glazed display window with the benefit of an electrically operated security shutter
- Off-street car parking to the rear.
- Part new-build/considerably extended.
- The retail accommodation is vacant.
- The residential accommodation is fully occupied – rental £12,300 p.a.x.

**960 sq.ft 89.18 sq.m
(Ground Floor Retail)
2 x 1 Bedded Apartments
(Ground & First Floors)**



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LOCATION

The subject premises enjoys an extensive frontage onto Coventry Road (A45 – main arterial route – considerable traffic flow), situated within close proximity to the island inter-section with Small Heath Highway.

Heybarnes Retail Park is located directly opposite (Argos, KFC, B&M Bargains and NEXT).

A major Asda supermarket fronts Heybarnes Circus.

Birmingham City Centre is situated approximately 3.5 miles north west.

NEC, Birmingham International Airport & Railway and Junction 6 of the M42 Motorway are located approximately 5 miles south east.

DESCRIPTION

The subject premises provides ground floor retail and 2, separate, 1 bedded residential apartments.

The property has been considerably extended to the rear.

The ground floor retail accommodation is open plan. Full height glazed display window, with the benefit of an electrically operated security shutter.

Each apartment comprises a lounge, kitchen, bathroom and bedroom.

Off-street car parking to the rear.

The property can be access to the rear via a communal, private, service road, which in turn is accessed via Berkeley Road.

ACCOMMODATION

Ground Floor Retail

960 SQ.FT/89.18 SQ.M

MAINS SUPPLIES

The property has the advantage of all mains supplies, including gas , water and drainage.

CURRENT RENTAL

The ground floor apartment is currently leased at a rental level of **£475 per calendar month** and the first floor apartment **£550 per calendar month** (total current rental income - **£12,300**).

We are of the opinion that an open market rental level with regard to the ground floor retail accommodation is in the region of **£15,000 per annum exclusive**.

Total potential income **£27,300 per annum exclusive**.

VAT

Vat is **not** applicable.

CONSIDERATION

Offers in excess of **£300,000 (Three Hundred & Twenty Five Thousand Pounds)** are invited for this valuable freehold interest. Potential yield circa **8.4%**.

For More Information Contact:

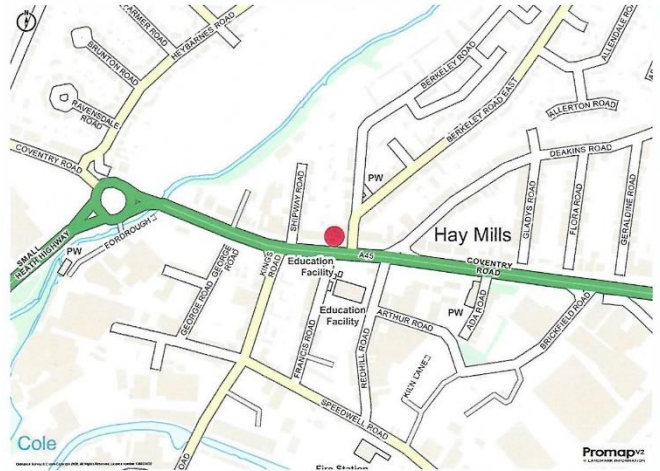
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.