

2055 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3DY



FREEHOLD FOR SALE
FULLY OCCUPIED
INVESTMENT OPPORTUNITY

Retail – **1,070 sq.ft/99.41 sq.m**

Residential – **850 sq.ft/98.97 sq.m**

Total Accommodation –
1,920 sq.ft/178.38 sq.m

- All internal areas have recently been considerably refurbished/modernised to a high standard.
- 2 bedded, self-contained (separate access) apartment, situated at first and second floors.
- Extensive, ground floor retail, including off street car parking to the rear.
- Within close proximity to Aldi, Tesco & Morrisons supermarkets.
- Communal (off street), forecourt parking.
- Direct frontage onto the main Coventry Road (A45 – arterial route – considerable traffic flow).
- Nearby to the Manarat Foundation.



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LOCATION

The subject premises forms part of a terraced retail parade, fronting Coventry Road (A45 – main arterial route – considerable traffic flow), situated directly opposite an Aldi supermarket.

The Manarat Foundation adjoins the parade.

Surrounding areas are densely populated residential.

The subject premises is within relative close proximity to Tesco and Morrisons supermarkets.

Birmingham City Centre is located approximately 4.5 miles north west.

Birmingham International Airport & Railway, NEC and junction 6 of the M42 motorway are situated approximately 3.5 miles south east.

DESCRIPTION

The subject premises comprise a substantial, mid terraced, 3 storey structure, utilised on the basis of retail/beauty at ground floor and a separate, self-contained apartment relating to the first & second floors (self-contained – separate entrance).

The ground floor accommodation has been refurbished to a high standard, including the installation of a new glazed frontage, with the benefit of an external, electrically operated security shutter. Kitchen and toilet facilities.

The residential element comprises a kitchen/dining room, lounge, bathroom and 2 bedrooms. Gas fired central heating.

Permanent rights of access are enjoyed with regard to the communal service road to the rear.

ACCOMMODATION

Ground Floor

Main salon areas – **954 sq.ft/88.63 sq.m**

Ancillary kitchen, toilet & storage facilities **116 sq.ft/10.78 sq.m**
Total ground floor accommodation **1,070 sq.ft/99.41 sq.m**

First & Second Floors

850 sq.ft/78.97 sq.m

Total Accommodation 1,920 sq.ft/178.38 sq.m

BASIS OF OCCUPATION/RENTAL INCOME

Ground Floor

Occupied on the basis of a formal, 5 year lease agreement, commencing April 2022, at a current rental level of **£16,000 pax.**

Residential

Occupied on the basis of an assured short hold tenancy agreement - **£850 pcm.**

Total current income

£26,200 pa

MAINS SUPPLIES

The ground floor accommodation has the benefit of primary metered mains electricity, water and drainage.

The residential accommodation has primary metered mains electricity, gas, water and drainage.

VAT

VAT is not applicable

CONSIDERATION

Offers in excess of **£375,000 (three hundred and seventy five thousand pounds)** are invited for this valuable freehold interest, reflecting a yield in the region of 7%

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

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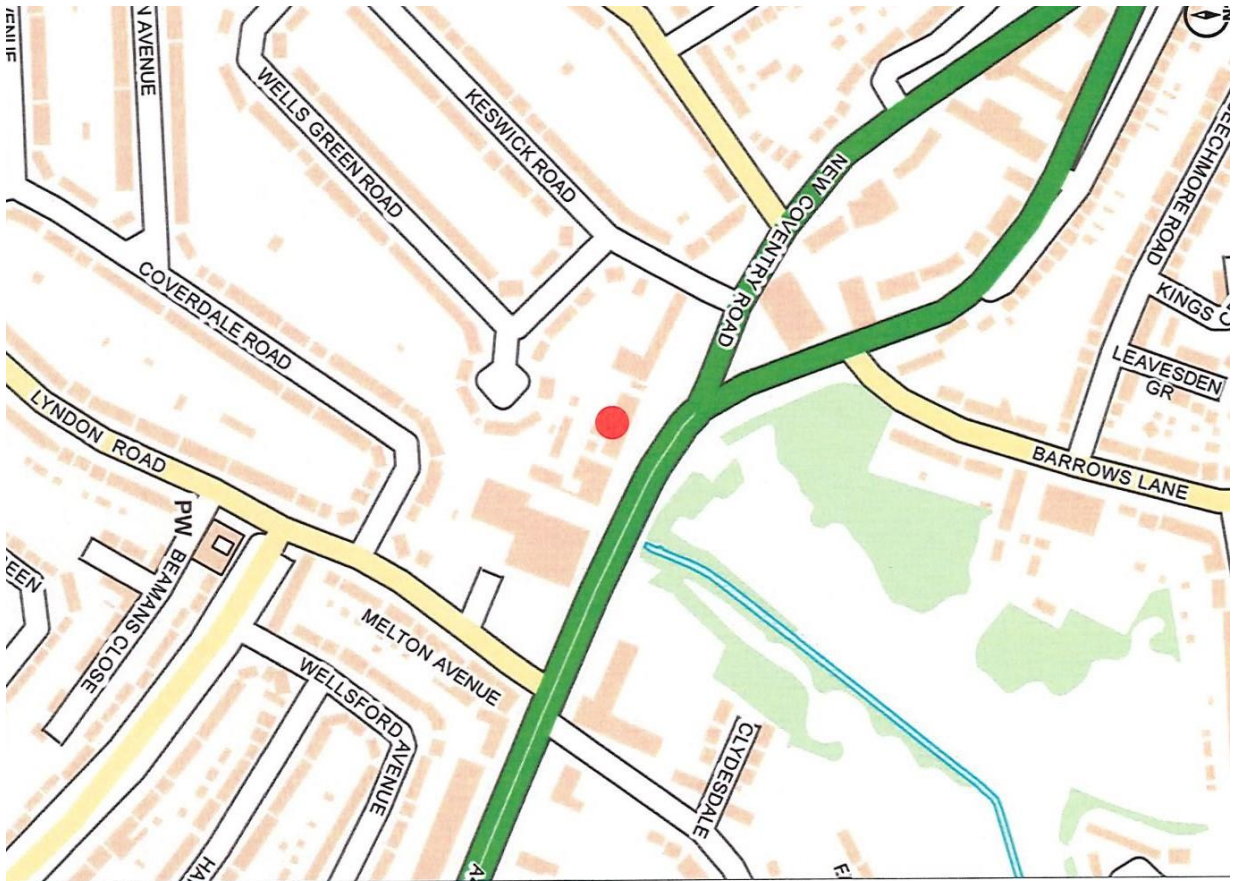


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NOTICE

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.