

326/328 – 330/328A/330A MARSH LANE, ERDINGTON,  
BIRMINGHAM, B23 6HP



## FREEHOLD FOR SALE

### INVESTMENT OPPORTUNITY.

**2,612 sq.ft/242.66 sq.m**

- Anchor tenant – Subway Realty Ltd.
- 2/3, ground floor commercial outlets.
- 2, separate, self contained apartments – first floor.
- Extensive (free of charge), forecourt, local authority car parking facility – circa, 30 spaces.
- Fully occupied, terraced retail parade. Nearby occupiers include the Post Office & Coral Bookmakers.
- Fronting the main intersection of Marsh Hill, Reservoir Road, Slade Road, Streetly Road and Marsh Lane (considerable traffic flow).
- Surrounding areas are densely populated residential
- Initial yield – circa, **7.25%**
- Total current income - **£38,360 pax**



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## LOCATION

The subject premises forms part of an extremely popular terraced retail parade, fronting the main intersection of Marsh Hill, Reservoir Road, Slade Road, Streetly Road and Marsh Lane (considerable traffic flow).

Nearby occupiers include, the Post Office and Coral Bookmakers.

A Co-operative Food Hall is situated directly opposite.

Surrounding areas are densely populated residential.

## 328a Marsh Lane (First Floor Residential)

**700 sq.ft/65.03 sq.m**

## 330a Marsh Lane (First Floor Residential) (1 bedded)

**710 sq.ft/65.96 sq.m**

**Total Accommodation – 2,612 sq.ft/242.66 sq.m**

## DESCRIPTION

The subject premises comprise a terraced/semi-detached, 2 storey structure.

2/3, ground floor commercial outlets and 2, first floor, self contained apartments.

The property can be accessed to the rear – off street loading/car parking (communal facility).

## FORECOURT PARKING

The parade is extremely popular, due to the forecourt (free of charge), local authority car park, which provides circa, 30 spaces.

## ACCOMMODATION

### 326 Marsh Lane (Ground Floor Commercial)

**430 sq.ft/39.95 sq.m**

### 328/330 Marsh Lane (Ground Floor Commercial)

**772 sq.ft/71.72 sq.m**

## TOTAL CURRENT INCOME

**£38,360 pax**

Further information is available from the sole selling agent.

With the exception of the commercial outlet, occupied by Subway Realty Ltd, we are of the opinion, there is potential rental growth, relating to 326 Marsh Lane and both residential apartments.

## VAT

VAT is not applicable

## MAINS SUPPLIES/HEATING

Ground floor commercial outlets, have the benefit of primary metered mains electricity, water and drainage.

The residential accommodation has primary metered mains gas, electricity, water and drainage, including independent gas fired central heating systems.

## CONSIDERATION

Offers in excess of **£525,000 (Five Hundred and Twenty Five Thousand Pounds)** are invited for this valuable freehold interest.

Initial yield circa, **7.25%**

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## **Viewing & Further Information;**

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Car Parking Facility



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Terraced Parade



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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.