

47/49/51 STONEY LANE, BIRMINGHAM, B25 8RE



## FREEHOLD FOR SALE

## INVESTMENT OPPORTUNITY

**6,877 sq.ft/638.89 sq.m**

- 3, Ground floor retail outlets & 4, 1 bedded self-contained apartments (first floor).
- Site area – circa, 0.38 of an acre/0.15 of a hectare – potential for residential development to the rear.
- Main road frontage – considerable traffic flow.
- Surrounding areas are densely populated.
- Within close proximity to the Swan Shopping Centre & The Yew Tree Retail Park
- Total current income, circa £73,000 per annum exclusive – potential for rental growth
- Current Yield circa, 6.5%



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## LOCATION

The subject premises enjoys an extensive frontage onto Stoney Lane (A4040 - considerable traffic flow), situated within close proximity to the island intersection with Hob Moor Road and Church Road.

The Swan Shopping Centre (Tesco, Greggs, Poundland, Costa Coffee, Betfred, Shoezone, Specsavers, Peacocks, Card Factory, Sports Direct & Anytime Fitness) and the Yew Tree Retail Park (Cooperative food hall & a Boots Pharmacy) are nearby.

The property is at the heart of the main retail centre serving the local community (Lloyds Bank, Subway, Iceland, Domino's Pizza, Ladbrook & William Hill Turf Accountants).

Surrounding areas are densely populated residential, including various local schools.

Birmingham City Centre is situated approximately 4.5 miles north-west.

## DESCRIPTION

The subject premises, situated on a total site area extending to circa, 0.38 of an acre/0.15 of a hectare, comprises a detached, 2 storey structure.

Effectively, 3 ground floor retail outlets (2 currently combined) and 4, spacious, 1 bedded apartments.

We are of the opinion that the land to the rear, subject to planning, will facilitate residential development (flats/apartments).

## ACCOMMODATION

### **47 Stoney Lane**

Ground floor retail – **500 sq.ft/46.45 sq.m**

### **49 & 51 Stoney Lane**

(Combined)

Ground floor retail – **4,000 sq.ft/471.61 sq.m**

### **49a Stoney Lane**

First floor, 1 bedded apartment – **561 sq.ft/47.97 sq.m**

### **49b Stoney Lane**

First floor, 1 bedded apartment – **538 sq.ft/49.98 sq.m**

### **49c Stoney Lane**

First floor, 1 bedded apartment – **796 sq.ft/73.95 sq.m**

### **49d Stoney Lane**

First floor, 1 bedded apartment – **527 sq.ft/48.96 sq.m**

Each apartment comprises 1 bedroom, 1 bathroom, 1 lounge and 1 kitchen. Independent gas fired central heating systems.

Total Accommodation **6,877 sq.ft/638.89 sq.m**

## MAINS SUPPLIES

With the exception of 47 Stoney Lane, all areas have primary metered mains gas, electricity, water and drainage.

47 Stoney Lane only has, on a primary basis, mains electricity, water and drainage.

## RENTAL INCOME

**£73,160** per annum exclusive.

If required, the sole selling agents can provide a full tenancy schedule, following an inspection of the property.

## VAT

It is important to note that VAT is applicable.

**However, the sale can be treated as a transfer of a going concern.**

## CONSIDERATION

Offers in excess of **£1.1M (One million, one hundred thousand pounds)** are invited for this valuable freehold interest, reflecting a yield in the region of **6.5%**.

## ANTI MONEY LAUNDERING

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

## **For More Information Contact:**

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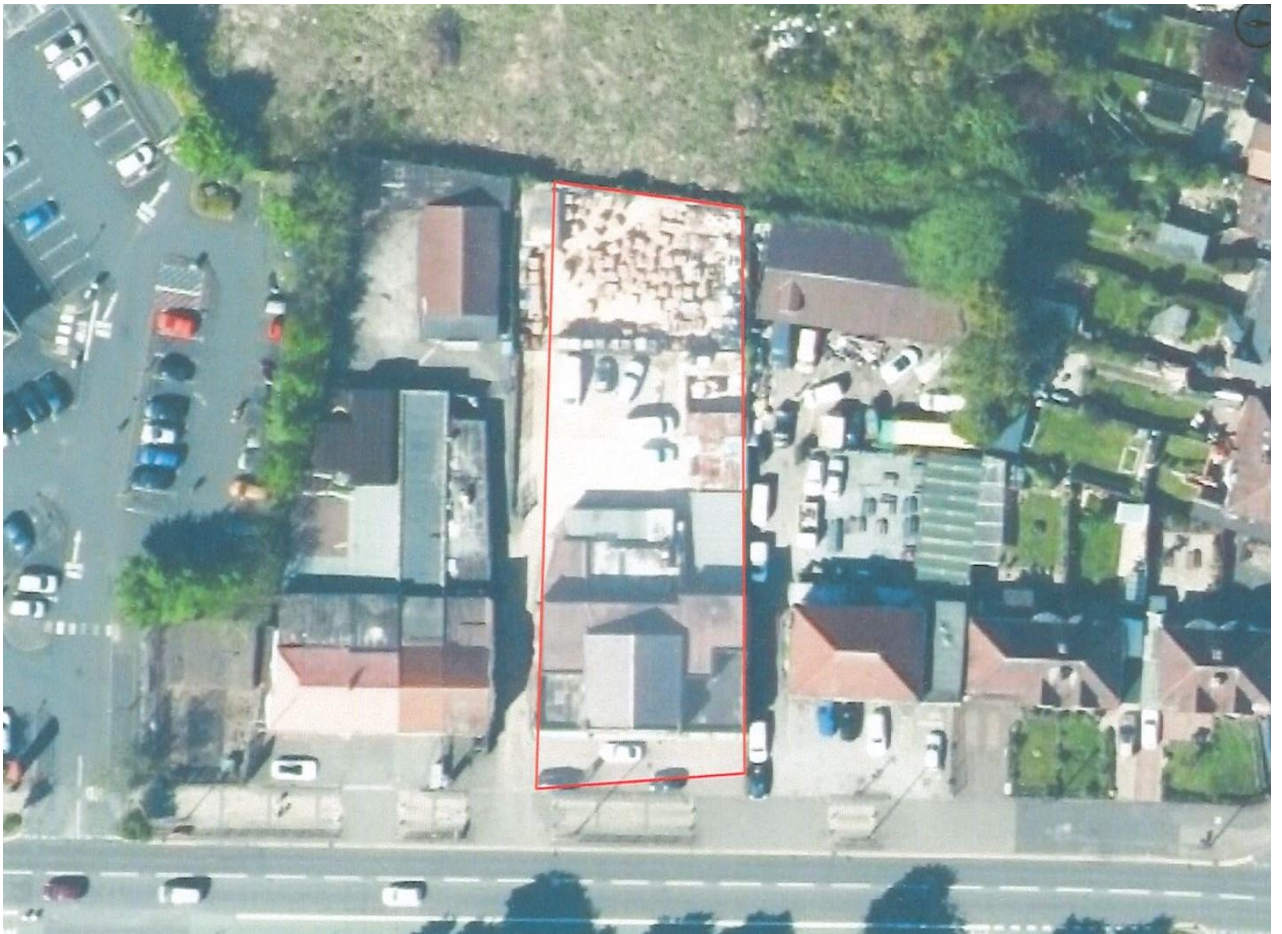




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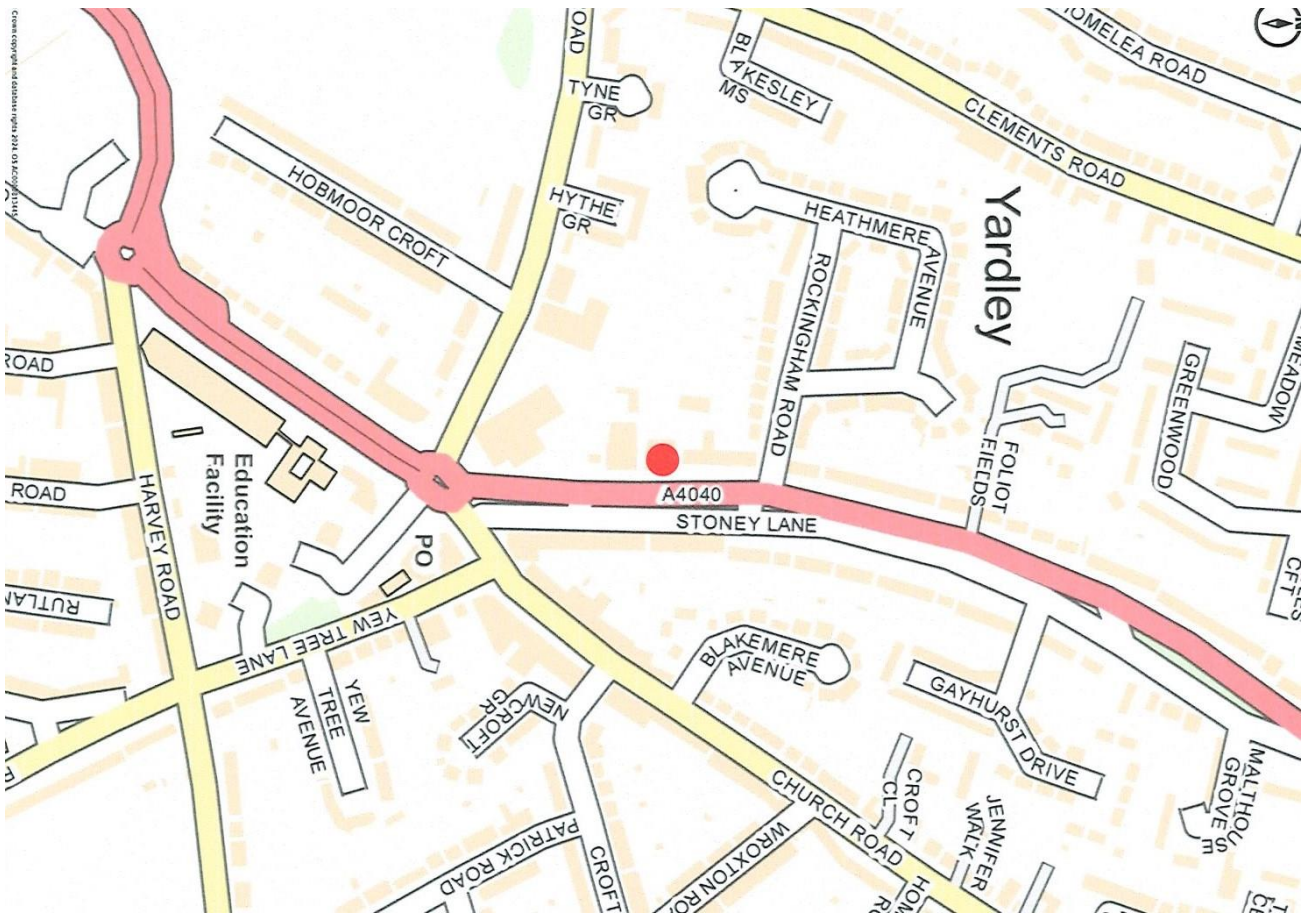


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**NOTICE**

**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.