

148-152 STRATFORD ROAD, SPARKBROOK, BIRMINGHAM,  
B11 1AG



## RETAIL/HMO RESIDENTIAL

### FACILITY

- Extensive frontage onto the main Stratford Road (A34) – considerable traffic flow.
- 3 ground floor retail outlets.
- 15 bedded, HMO hostel (supported accommodation).
- Total, gross income circa £125,000 per annum.
- Circa 1 mile due south of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

# 148-152 STRATFORD ROAD, SPARKBROOK, BIRMINGHAM, B11 1AG

## LOCATION

The subject premises enjoys an extensive frontage onto the Stratford Road (A34 – considerable traffic flow – arterial routes), situated within close proximity to the inter-section with Braithwaite Road.

Birmingham City Centre is located approximately 1 mile due north.

The property is within relative close proximity to the main inter-section of Stratford Road and Warwick Road.

## DESCRIPTION

The subject premises comprise a mid-terraced, three-storey structure.

The ground floor provides 3, retail outlets.

The upper floors provide a 15 bedded, HMO hostel (supported accommodation), including communal bathroom and kitchen facilities.

The upper floors have the benefit of an independent gas fired central heating system. Windows are upvc double glazed.

Substantial display windows with regard to the ground floor retail units. Two of the units have the benefit of external security shutters.

## INCOME

The 3 ground floor retail outlets (fully occupied) produce a total income in the region of £18,000 per annum exclusive.

The HMO hostel produces a gross income in the region of £107,000 per annum exclusive.

Total gross income circa £125,000 (One Hundred & Twenty Five Thousand Pounds) per annum exclusive.

The owner is responsible for the payment of buildings insurance and with regard to the residential element, mains gas, electricity and business rates.

2, part time employees.

It is estimated that the net income is in the region of £90,000 per annum.

## CONSIDERATION

Offers in excess of £750,000 (Seven Hundred & Fifty Thousand Pounds) are invited for this valuable freehold interest/ongoing business, representing a return in the region of **12%**

## VAT

VAT is not applicable

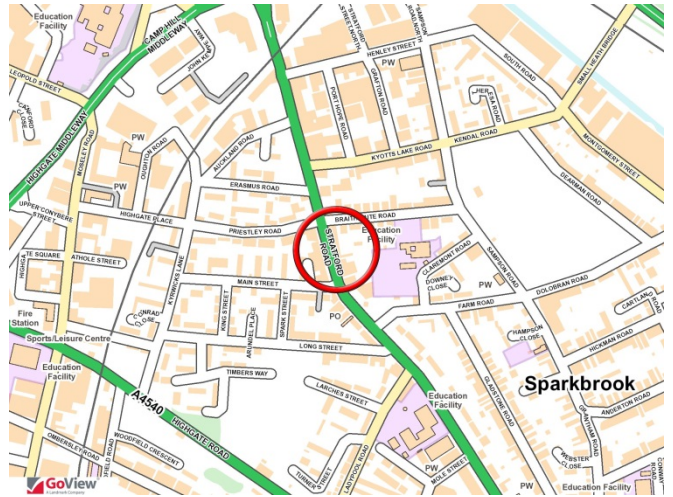
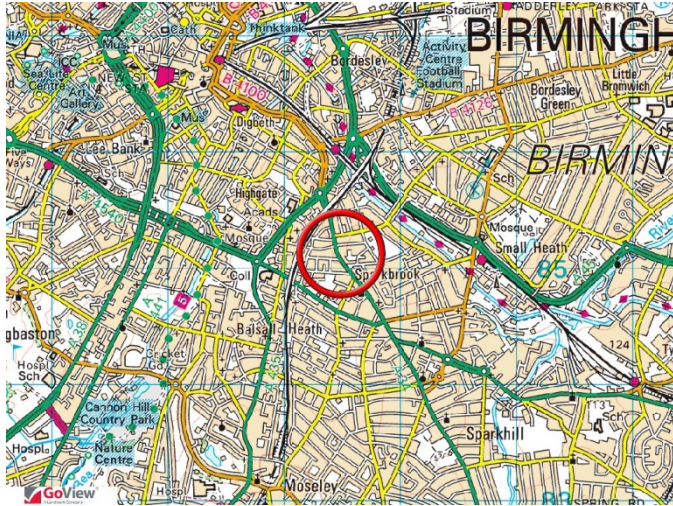
### **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

# 148-152 STRATFORD ROAD, SPARKBROOK, BIRMINGHAM, B11 1AG



148-152 STRATFORD ROAD, SPARKBROOK, BIRMINGHAM,  
B11 1AG

**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.