



INVESTMENT SALE

Fully Let Mixed-Use Investment Opportunity

263- 265, 273a & Flat 285 Beeches Road, Birmingham, B42 2QS

Bond Wolfe
bw
Est. 1983

Property Highlights

3 retail shops & upper floor apartment.

Fully let producing £29,640 per annum.

Ground rents of two apartments included.

Ideal private investor investment opportunity.

Popular location with established long term tenants.

Offers based on £345,000, representing a net initial yield of 8.28%.



Location

The property is situated on Beeches Road within a well-established predominantly residential area of Birmingham known as Perry Beeches.

Beeches Road runs between the Walsall Road (A34) and Aldridge Road and is around 4 miles to the north of Birmingham City Centre.

Description

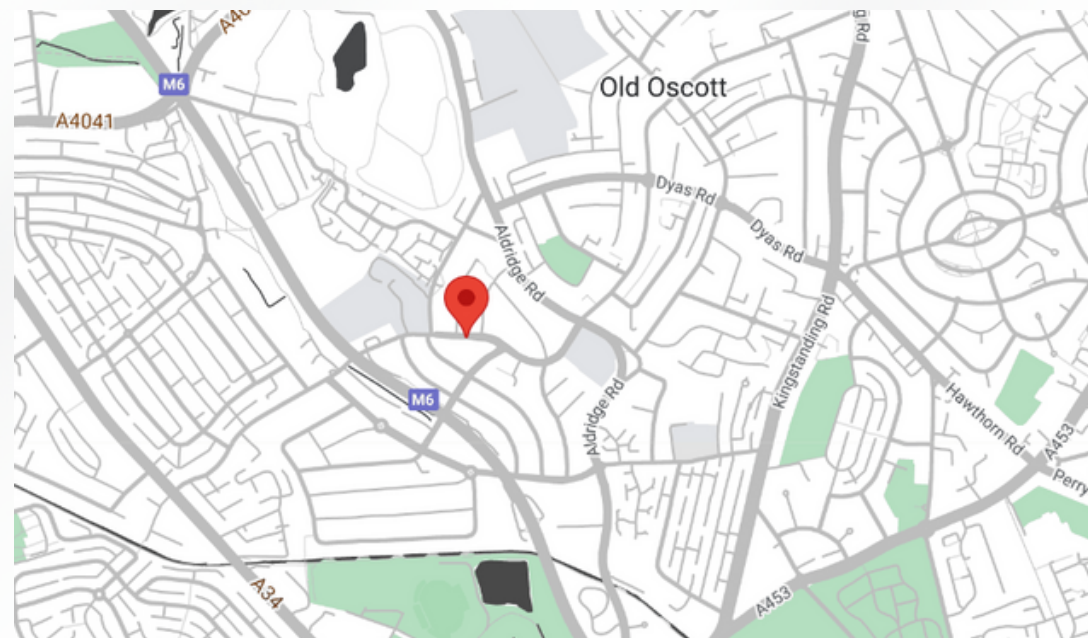
The property comprises 3 ground floor retail units with a 3 bedroom apartment situated at 285 Beeches Road. The properties are located within an established parade of similar properties.

The tenants at 263 & 265 Beeches Road have both been in occupation for over ten years whilst the tenant at 273a Beeches Road has signed a new 7 year lease.

Further income is derived from the ground rents to two further upper floor apartments, and the passing rent is £29,640 per annum.

Accommodation

Unit Number	User Type	Unit Area (SQ. FT.)	Area (ITZA)
263	Beauty	630	431
265	Barbers	442	389
273A	Takeaway	803	725
Flat 285	Residential	550	
Total		2,425	



Tenancies

Unit Number	Tenant	Lease Start	Lease Expiry	Lease Term	Passing rent
263	S Large T/A Blast Beauty Clinic	17/04/2019	16/04/2029	10 years	£5,400
265	Mr S Carrico T/A Burnsidess	03/01/2023	02/01/2027	4 years	£6,240*
237A	Tinuola Odusola T/A Veggie Tadka	23/02/2024	22/03/2031	7 years	£10,000**
Flat 285	AST	10/04/2024	09/04/2025	1 year	£7,800
275	Ground Rent	04/05/2006	03/05/2131	125 years	£100
277	Ground Rent	04/05/2006	03/05/2131	125 years	£100
Total					£29,640

*There is a fixed rent increase to £6,500 from 3/1/2026. **There is a rent review at the third anniversary.

Tenure

Leasehold to 7th May 2131, with a passing ground rent of £300 per annum (approximately 107 years unexpired).

There is potential to increase the lease term subject to discussions with the existing landlord post completion.

Service Charge

There is a service charge payable by the occupational tenant towards the upkeep of the communal areas. Further details are available upon request.

VAT

We are advised that VAT does not apply in this instance, however, prospective purchasers should satisfy themselves in this regard





Price

Offers based on £345,000 are sought for the long leasehold interest. A purchase at this level reflects a net initial yield of 8.28% after usual purchaser's costs.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

EPC

Available upon request.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



For Further Information & Viewings

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