



**INVESTMENT SALE**

**Fully Let Mixed-Use Investment Opportunity**

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



# 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

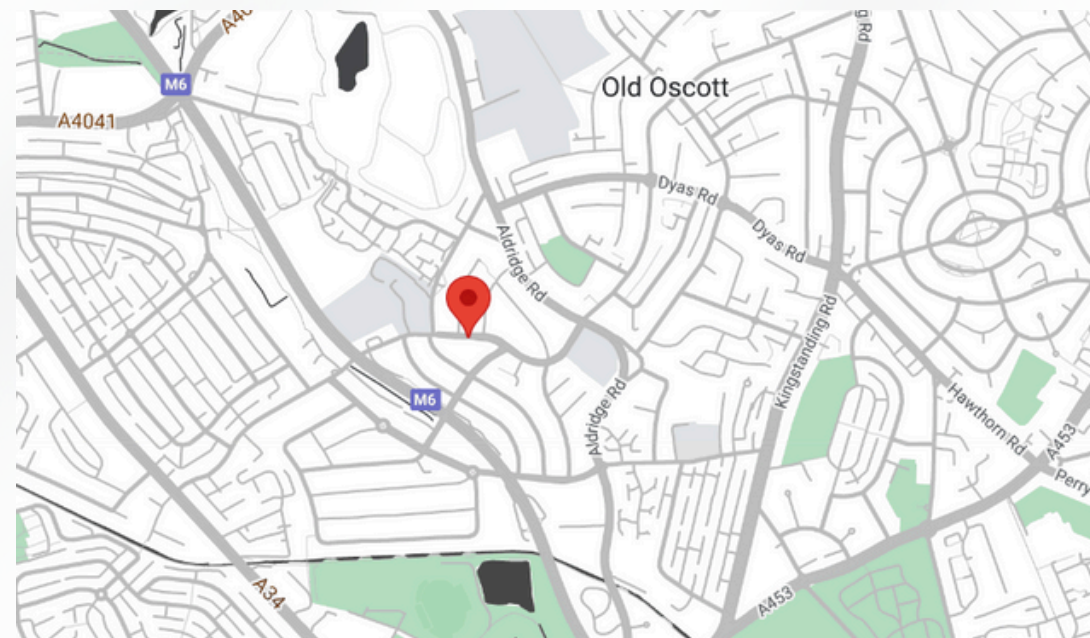
The property comprises 3 ground floor retail units with a 3 bedroom apartment situated at 285 Beeches Road. The properties are located within an established parade of similar properties.

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 Burnsides       | 03/01/2023  | 02/01/2027   | 4 years    | £6,240*        |
| 273A         | 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           |
| <b>Total</b> |                                  |             |              |            | <b>£29,640</b> |

\*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

**James Mattin**

**0121 524 1172**

**[jmattin@bondwolfe.com](mailto:jmattin@bondwolfe.com)**

---

**Birmingham Office**

**0121 525 0600**

**[agency@bondwolfe.com](mailto:agency@bondwolfe.com)**



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.