



# FOR SALE

Bond Wolfe  
**bw**



**A Prominent Freehold Mixed-Use Investment Opportunity**

1058-1066 Yardley Wood Road & 72-78 School Road,  
Birmingham, B14 4JR

OFFERS BASED ON:

**£900,000**

## KEY FEATURES

---

**Highly visual prominent Investment opportunity with value added potential**

**Four retail units & four residential properties**

**Fully let producing £71,500 per annum**

**7,346 sq ft ( 682.46 sq m) of accommodation on a site of 0.25 acre**

**Freehold**

---

**Guide Price: Offers based on £900,000**



## LOCATION

The parade is prominently located on the island at the interchange between Yardley Wood Road and School Road, close to McDonalds, Shell, Coral and a wide variety of independent retailers.

Yardley Wood lies approximately 6 miles south of Birmingham City Centre and provides easy access to both the A435 and A45 which lead into Birmingham. Yardley Wood railway station lies less than 1 mile to the east and the parade has immediate access to public transport via local bus routes.

The surrounding area is predominantly residential with a vibrant retail mix and a local population of over 25,000 within a one-mile radius, supporting a mix of national and independent occupiers in this established location.

## DESCRIPTION

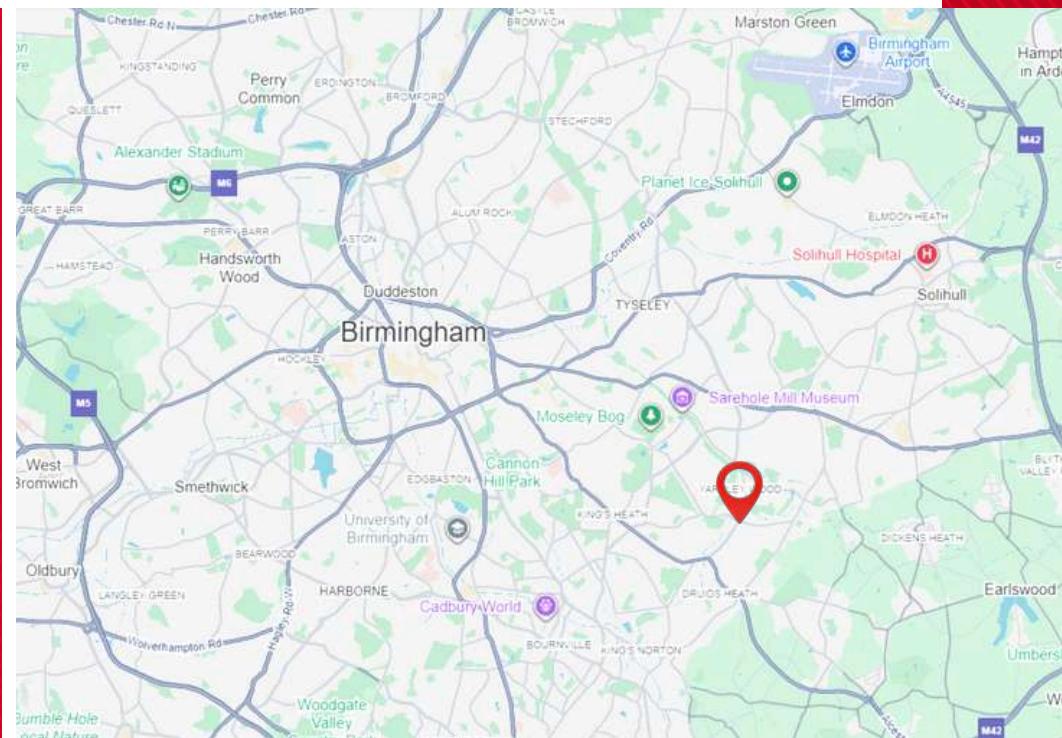
The property comprises an unbroken parade of 4 retail shops and 4 residential properties above extending to 7,346 sq ft (682.46 sq m) of accommodation. The retail units range in size with the largest being a double unit on School Road of some 1,520 sq ft (141.21 sq m). Each of the residential properties are of a good size and currently provide an excellent opportunity for rental growth. There is a yard to the rear providing service access to the shops.

## TENURE

Freehold, subject to the existing tenancies.

## EPC'S

Available upon request.



## ACCOMMODATION

FLOOR/ ADDRESS	Sq Ft	Sq M
Ground - 72-74 School Rd	1,520	141.21
Ground - 1058 Yardley Wood Rd	941	87.42
Ground - 1060 Yardley Wood Rd	821	76.27
Ground - 1062 Yardley Wood Rd	678	62.99
First - 76 School Rd	803	74.60
First - 78 School Rd	818	75.99
First - 1064 Yardley Wood Rd	850	78.97
First - 1066 Yardley Wood Rd	915	85.01
<b>TOTAL</b>	<b>7,346</b>	<b>682.47</b>

## TENANCY SCHEDULE

TYPE	TENANT	LEASE START	LEASE EXPIRY	PASSING RENT
Commercial	Mujahidhussain Khan	6/2/2026	5/2/2032	£15,000
Commercial	Yardi George General Store	24/8/2011	23/8/2026	£12,000
Commercial	Lifestyle Express	5/10/2011	4/10/2035	£8,000
Commercial	Garden Moon Takeaway	1/7/2023	Holding Over	£8,000
Residential	Individual	AST	AST	£6,900
Residential	Individual	AST	AST	£6,900
Residential	Individual	AST	AST	£7,800
Residential	Individual	AST	AST	£6,900
-	-	-	-	£71,500

## VAT

We are advised that VAT is not applicable, but purchasers should rely on their own enquiries in this regard.

## GUIDE PRICE

Offers based on £900,000 are invited for the Freehold interest, subject to the existing tenancies.

A purchase at this level would reflect a net initial yield of 7.52% 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.

## 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.

# CONTACTS

**James Mattin**

0121 524 1172

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

**George Bassi**

0121 524 2583

[georgebassi@bondwolfe.com](mailto:georgebassi@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.