



FOR SALE



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

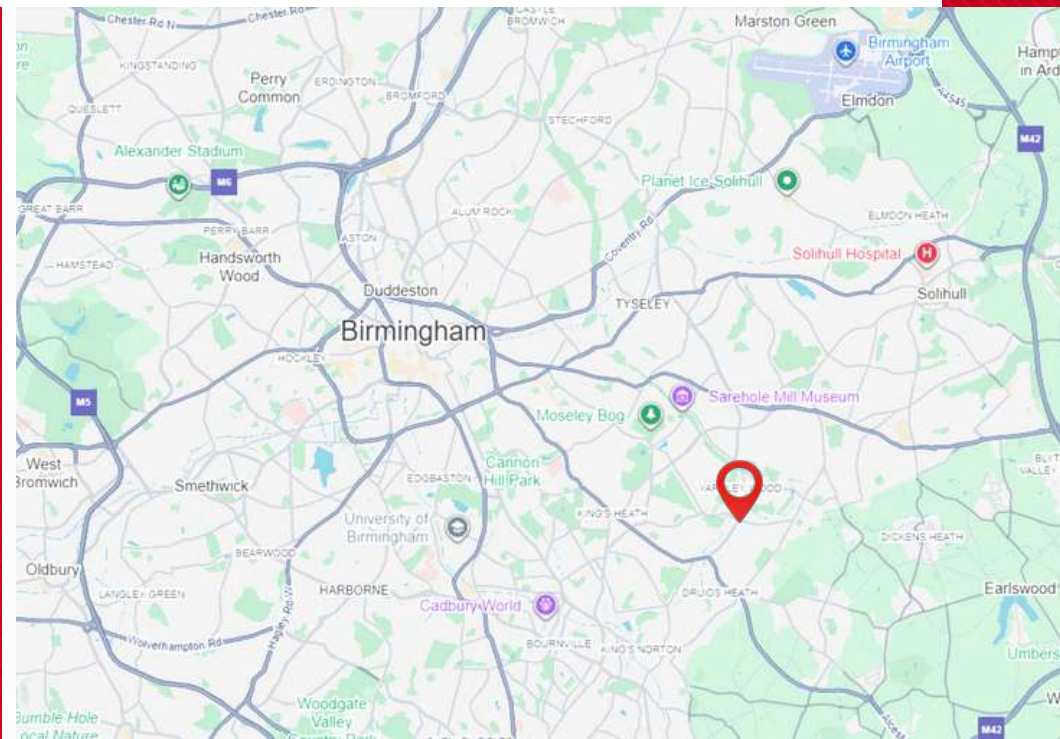
The property comprises an unbroken parade of 4 retail shops and 4 residential properties above extending to 7,346 sq ft (682.46 sq m) of accommodation. The retail units range in size with the largest being a double unit on School Road of some 1,520 sq ft (141.21 sq m). Each of the residential properties 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 |
| TOTAL | 7,346 | 682.47 |

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.

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 |

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

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