



# For Sale

**10 Holliday Road, Birmingham B21 0UQ**

A Freehold long let refurbished residential investment opportunity



# Highlights

- Newly refurbished 13 unit residential investment opportunity
- Let to a proven housing provider for a term of 10 years from 5/3/2026, expiring 4/3/2036
- Passing rent - £105,000 per annum
- Rent review at 5/3/2029 CPI linked, capped at 10% max and 1% min.
- Thereafter, annual CPI linked reviews capped at 5% max and 1% min.
- Freehold



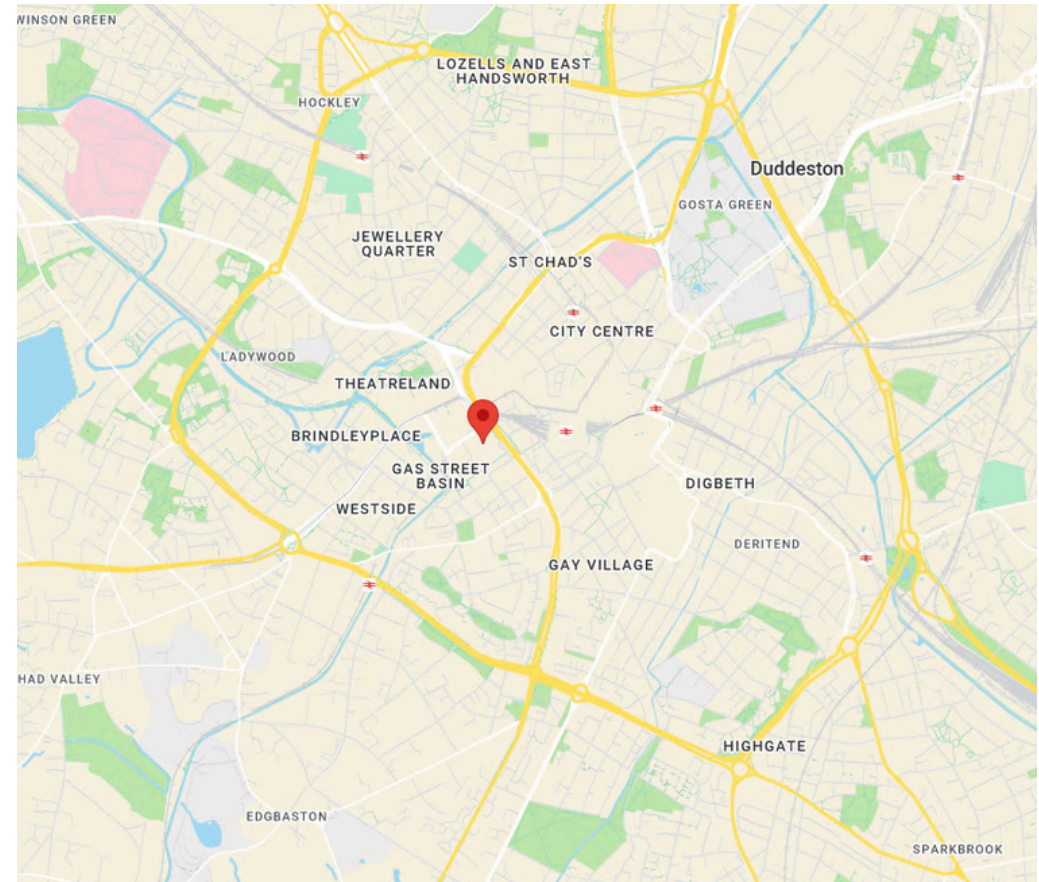
**Offers over £995,000**

# Location

The property occupies a prominent position on Holliday Road, within the established residential suburb of Handsworth, approximately 2.5 miles north-west of Birmingham City Centre. The surrounding area comprises a mixture of traditional housing, local retail parades, community facilities and educational establishments, making it a well-established and densely populated location.

The property benefits from excellent transport connectivity, with convenient access to the A41 (Soho Road), A4040 (Outer Ring Road) and Birmingham's wider motorway network via Junctions 1 and 2 of the M5. Birmingham City Centre is readily accessible by both road and public transport, while nearby bus services and rail connections provide excellent links across the West Midlands.

The immediate vicinity is well served by local amenities including supermarkets, healthcare facilities, schools and parks, together with major employment centres in Birmingham City Centre, the Jewellery Quarter and surrounding commercial districts. The property's accessible location and strong local amenities continue to support sustained demand for residential accommodation.





# Description

The property comprises a two storey detached property with two self contained flats ( currently utilised as separate bedrooms) and 8 ensuite letting rooms arranged over ground and first floors. Under it's current configuration, the property provides 13 bedrooms. To the ground floor there is a communal accommodation by way of entrance lobby, breakfast kitchen and lounge together with a 'quiet' room and caretakers office.

The property extends to 3,964 sq. ft. (368.3 sq m) and has recently been refurbished throughout to offer modern living accommodation. Each of the rooms benefits from a kitchenette and newly appointed ensuite shower room.

## Accommodation

### Ground Floor

Communal entrance hall  
2 bedroom self-contained flat with living room, separate kitchen and bathroom. (This is currently utilised as 3 letting rooms with kitchen and bathroom).  
2 letting rooms  
Breakfast kitchen, dining and living room  
Communal bathroom & separate WC  
Utility Room/store  
Quiet Room

### First Floor

2 bedroom self contained apartment with living room, separate kitchen, and bathroom. (This is currently utilised as 3 letting rooms with kitchen and bathroom).  
6 studio apartments  
Office  
Bathroom & WC



# Plan



First Floor  
Scale 1:100



Ground Floor  
Scale 1:100

# Further Information

## Tenancy

The entire property is let to Second City Housing Limited for a term of ten years from 5<sup>th</sup> March 2026, expiring 4<sup>th</sup> March 2036. The passing rent is £105,000 per annum, payable monthly in advance. There is a CPI linked rent review at the third anniversary, capped at 10% max and 1% min. Thereafter, there are CPI linked annual reviews, capped at 5% max and 1% min.

## Tenant Profile

Second City Housing Ltd ( company number 10395631) is a Birmingham-based provider of supported and temporary accommodation, established in 2016. The company works with vulnerable individuals and families, providing housing alongside tailored support services designed to promote independent living and improve long-term outcomes. For the year end 30/9/2024, reported turnover was £7,175,583.

## EPC

Available upon request.

## VAT

We are advised that Vat is not applicable although prospective tenants should satisfy themselves in this regard.

## Tenure

Freehold, subject to the existing lease. The property is held Freehold under title number WM540862.





# Further Information

## Price

Offers in excess of £995,000 are sought for the Freehold interest .  
A purchase at this level shows a net initial yield of 9.98%.

## Legal Pack

A full legal pack is available for inspection and upon acceptance of an offer, the successful buyer will be required to exchange contracts with a non refundable 10% deposit. Completion will be 28 days from exchange of contracts unless otherwise agreed.

Find access to the legal pack below:

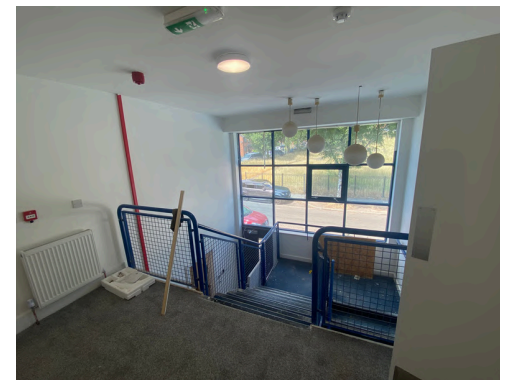
**[ACCESS LEGAL PACK](#)**

## Buyers Fees

The buyer will be responsible for the sellers agents fees being 1.25% plus Vat , payable upon exchange of contracts .

## Anti-Money Laundering (AML)

Under HMRC regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and detailed financial information (including proof and source of funds) will be required before an offer can be accepted and a transaction can commence.





To arrange a viewing, please contact:

**James Mattin**

+44 (0) 121 524 1172

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

**George Bassi**

+44 (0) 121 524 2583

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



#### DISCLAIMER

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.

Bond Wolfe is a trading name of Bond Wolfe Limited. Company Reg No: 11576880 Registered in England and Wales.

Registered office: The Counting House 61 Charlotte Street, Birmingham, B3 1PX