



FOR SALE



A Recently Constructed Mixed-Use Commercial Property

852 Alum Rock Road, Birmingham B8 2TX

OFFERS IN EXCESS OF:

£750,000

KEY FEATURES

Prominent corner location at junction of Alum Rock Road & Thornton Road

Recently constructed development comprising 3 retail units & offices above

Planning consent to convert offices to 4 self-contained apartments

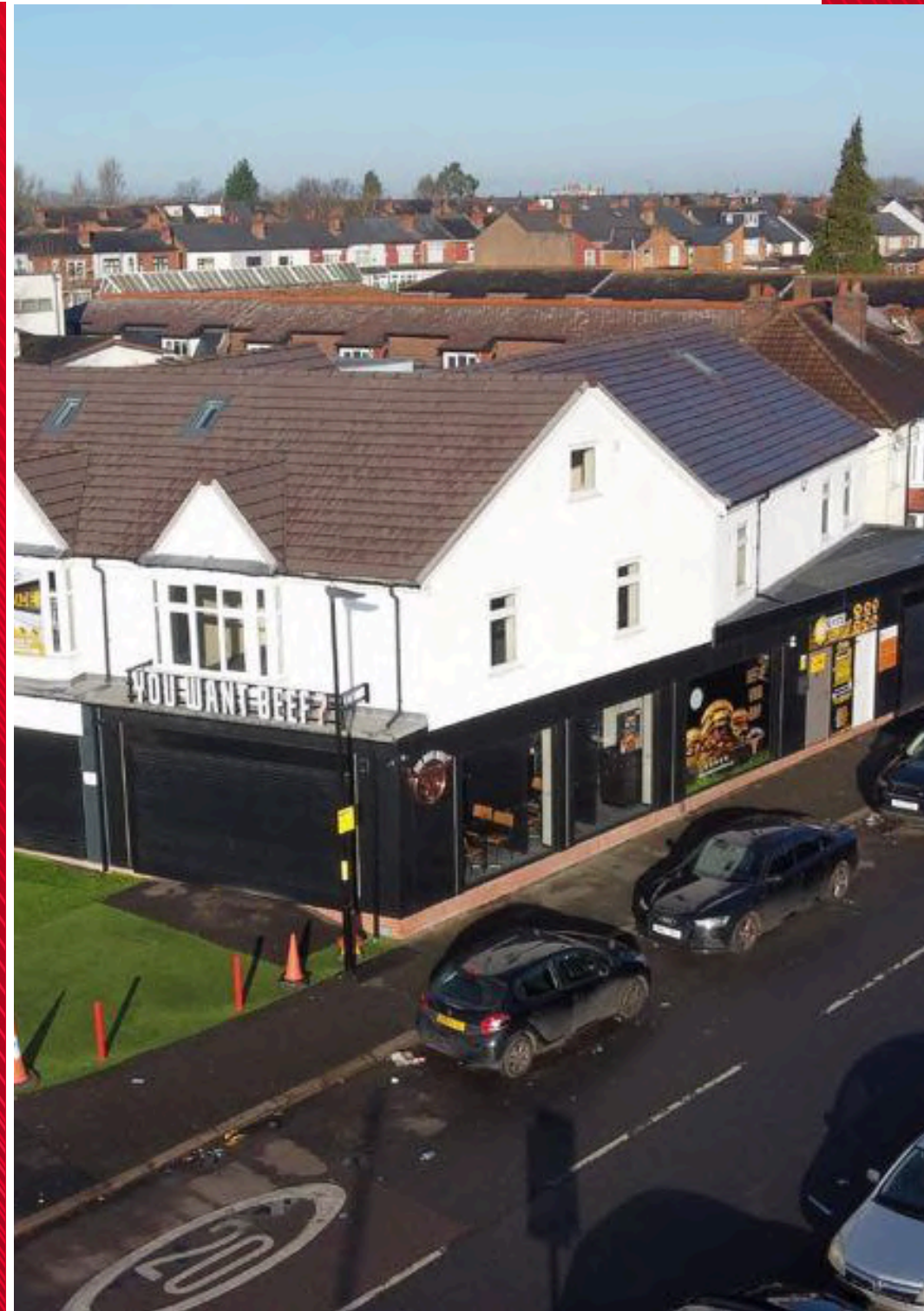
10 year New Build warranty and all 7 units have 'A'-rated EPCs

Development extends to 4,629 sq. ft. (430.20 sq m)

Superb investment opportunity with ERV of £95,000 per annum

Freehold

Offers in excess of £750,000 are sought for the Freehold interest.



LOCATION

Occupying a highly prominent corner position at the intersection of Alum Rock Road and Thornton Road, this exceptional property forms part of the established and well-frequented Pelham Shopping Centre. Set within a thriving and densely populated residential catchment, the location benefits from strong footfall and excellent visibility, making the commercial element ideally suited for a variety of commercial uses.

The property is superbly positioned to take advantage of significant local investment and outstanding connectivity, with key destinations including:

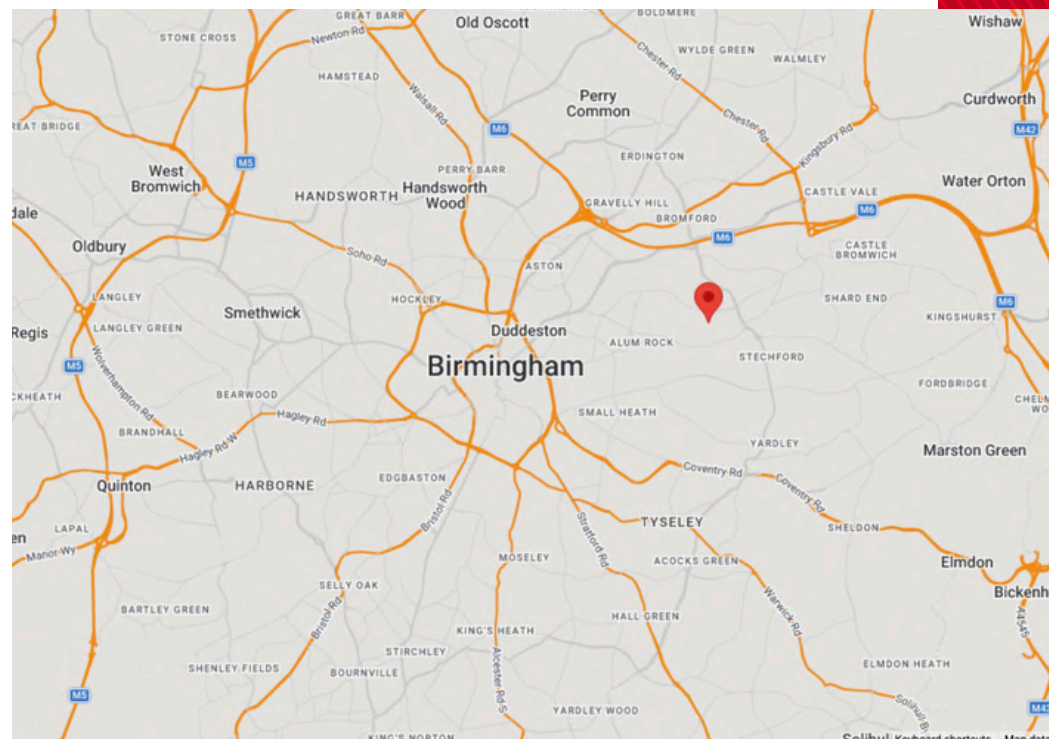
- Approximately 0.5 miles from the vibrant Alum Rock and Fox & Goose District Shopping Centre
- Approximately 0.5 miles from the forthcoming Washwood Heath HS2 Depot, set to drive substantial economic growth in the area
- Approximately 0.9 miles from Birmingham Heartlands Hospital, one of the region's major healthcare facilities
- Approximately 2.8 miles from Aston University and Birmingham City University, providing access to a large student population
- Approximately 2.9 miles from the landmark Curzon Street HS2 Station, offering high-speed connections into Birmingham City Centre and beyond
- Approximately 3.4 miles from Birmingham City Centre, the commercial and cultural hub of the region
- Approximately 5.9 miles from Birmingham Airport, ensuring excellent national and international connectivity

This strategic location combines strong local demand with future growth potential, presenting an outstanding opportunity for investors and occupiers alike.

DESCRIPTION

This substantial corner property comprises three ground floor retail units with offices above. Constructed in late 2022, the property has been finished to a high standard with each unit benefiting from an A rating EPC. Further, the property benefits from a 10 year new build warranty.

The ground floor has three separate retail units, two fronting Alum Rock Road and one fronting Thornton Road. To the first floor, there are a number of offices with consent to convert to 2 x 2 bedroom apartments and 2 x 1 bedroom apartments. Additionally, there is a bin and cycle store.



ACCOMMODATION

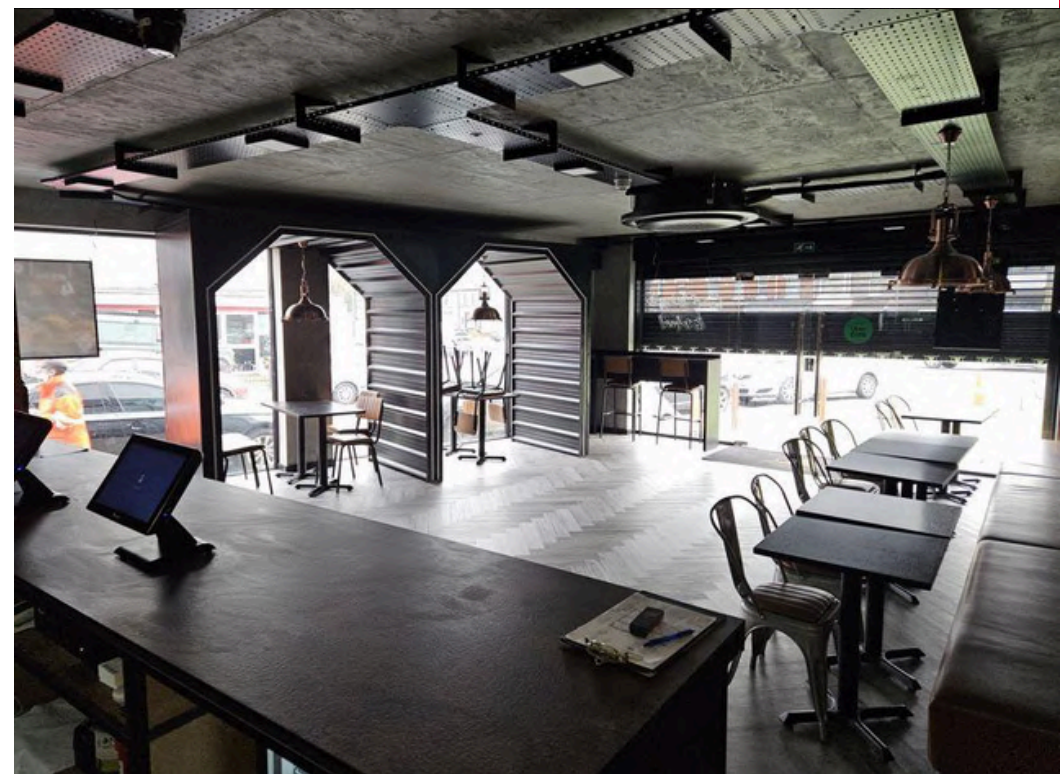
FLOOR	SQ. M	SQ. FT.
GROUND FLOOR		
Retail Unit 1	70.5	758.86
Retail Unit 2	77	828.82
Retail Unit 3	68.5	737.33
FIRST FLOOR (PROPOSED)		
Flat 1 (2b/3p)	64.5	694.27
Flat 2 (2b/3p)	64.5	694.27
Flat 3 (1b/1p)	45	484.38
Flat 4 (1b/1p)	40.2	432.71
Total	430.20	4.629

PLANNING

Planning consent was granted for the completed development via application numbers 2019/09251/PA. Copies of all supporting plans and documents are available upon request.

SERVICES

There are mains services and three phase electric supplies to the three commercial units. There are fire alarm panels, smoke detectors, and emergency lighting installed on site.



TENURE

Freehold, with vacant possession.

EPC

Available upon request

VAT

We are advised that the property is not elected for VAT but purchasers should satisfy themselves in this regard.

PRICE

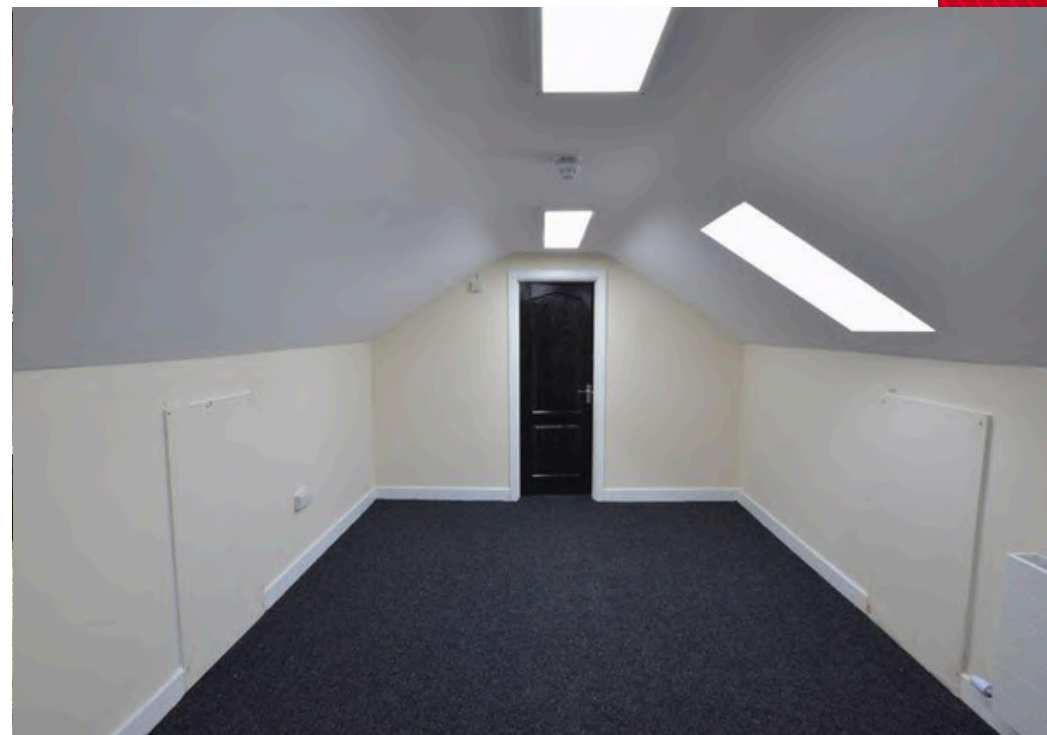
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LEGAL COSTS

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.



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