



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



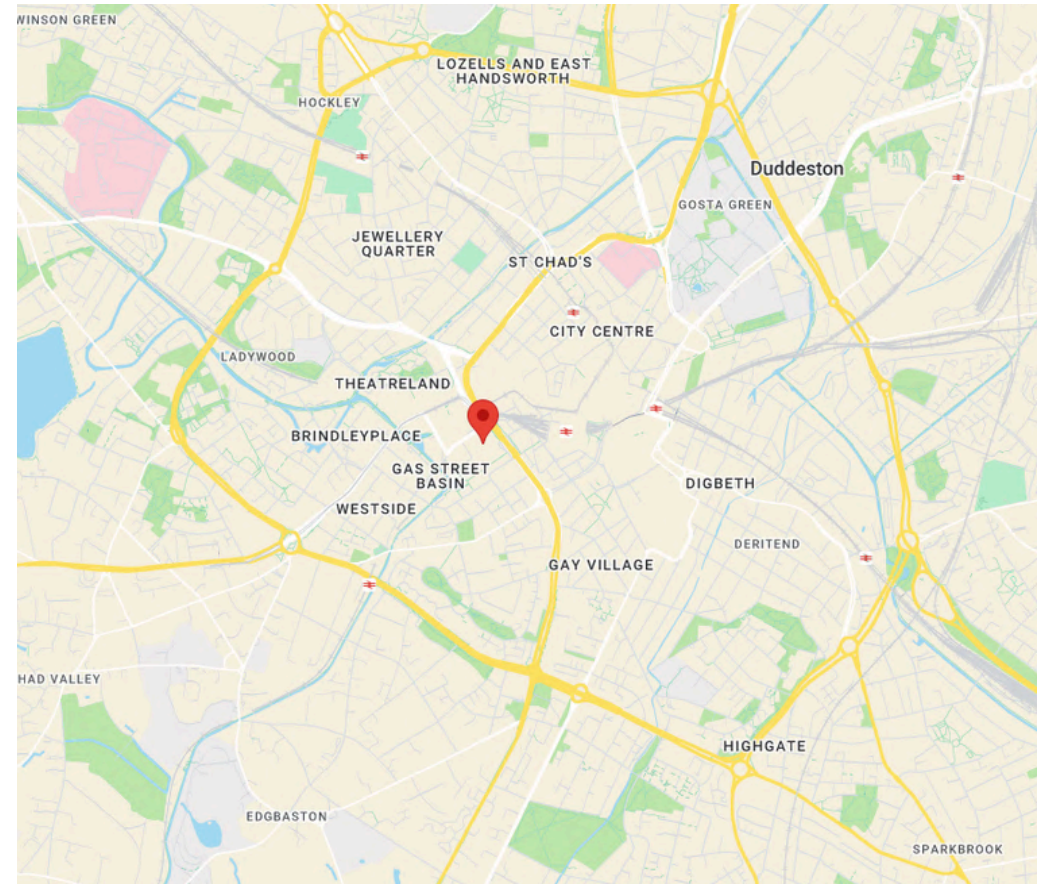
Offers over £995,000

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

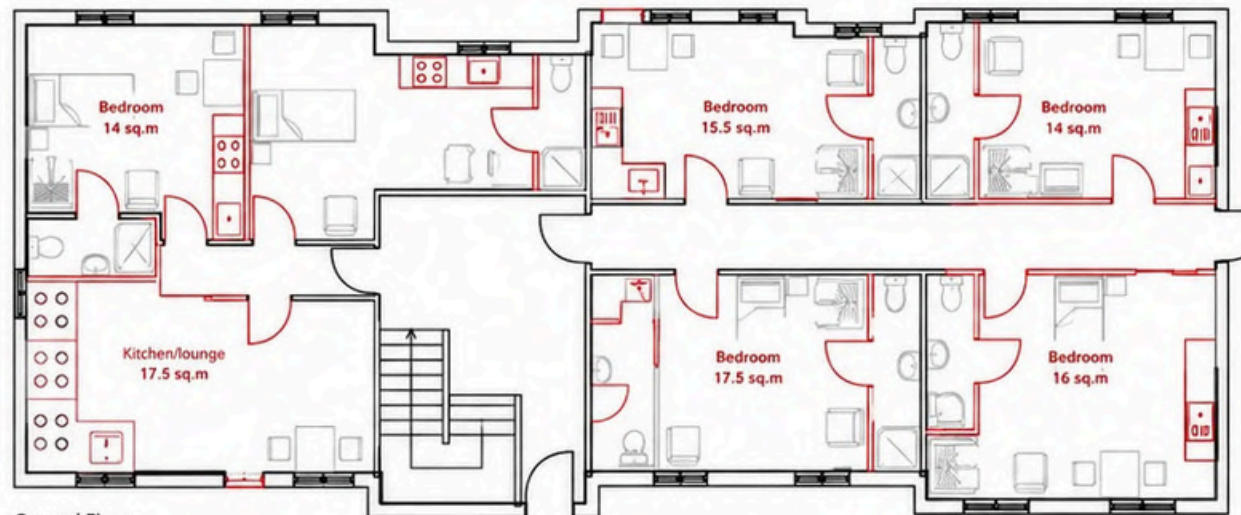
2 bedroom self contained apartment with living room, separate kitchen, and bathroom. (This is currently utilised as 3 letting rooms with kitchen and bathroom).
6 studio apartments
Office
Bathroom & WC



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 5th March 2026, expiring 4th 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.



Further Information

Tenure

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

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 Costs

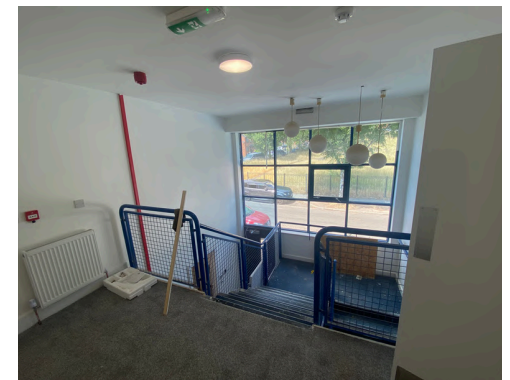
Offers in excess of £995,000 are sought for the Freehold interest . A purchase at this level shows a net initial yield of 9.98%. A full legal pack is available for inspection and upon acceptance of an offer, the successful buyer will be required to exchange contracts with a non refundable 10% deposit. Completion will be 28 days from exchange of contacts unless otherwise agreed.

Legal Pack

For access to the legal pack and supporting information please email jmattin@bondwolfe.com

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:

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