



FOR SALE



A well established Freehold retail investment opportunity

3 Station Road, Marston Green, Birmingham, B37 7AB

KEY FEATURES

Prominent corner location adjacent to Marston Green railway station

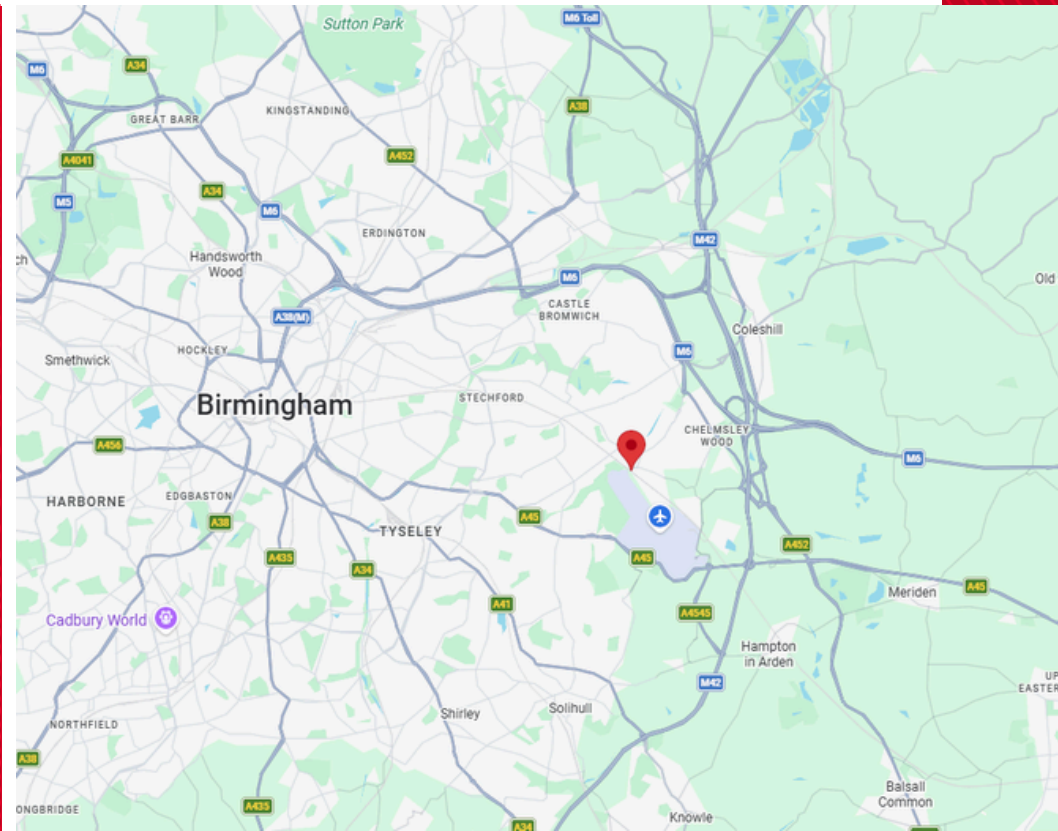
Well established convenience store extending to 1,692 sq. ft. (157.30 sq m)

Let for a term of ten years from 26/1/2026, expiring 25/1/2036

Passing rent - £17,000 per annum

Freehold

Price – Offers based on £275,000.



LOCATION

The property occupies a prominent corner location adjacent to Marston Green railway Station which served 589,260 passengers for 2024/2025 (source: railwaydata.co.uk). It is situated in a predominantly residential areas and is ideally located to benefit from the strong passing footfall derived from the train station.

Located in the highly regarded suburban village of Marston Green, this property benefits from an excellent balance of village charm and outstanding connectivity. The area offers a wide range of local amenities including shops, cafés, schools and leisure facilities, while Marston Green railway station provides regular rail services to Birmingham city centre and beyond. The property is also conveniently positioned for access to the M42, M6 and A45, making commuting across the Midlands straightforward. Major regional destinations including Birmingham Airport, NEC Birmingham and Resorts World Birmingham are all within easy reach, further enhancing the location's appeal for investors.

DESCRIPTION

The property comprises a single storey convenience store with double pitched roof, trading as a One Stop convenience store and Post Office, fitted out to their usual corporate style. The property extends to 1,692 sq. ft. (157.30 sq m) and comprises an open plan sales area with staff and ancillary areas beyond.

TENANCY INFORMATION

The property is let in it's entirety to Henley Retail MG Limited (an established One Stop franchisee), trading as One Stop Convenience Store. The lease is held for a term of ten years from 26/01/2026, expiring 25/01/2036 with a passing rent of £17,000 per annum. There is a rent review and break clause at the 5th anniversary (25/01/2031). A copy of the occupational lease is available upon request to the sole selling agents, Bond Wolfe.



BUSINESS RATES

Current rateable value (1 April 2026 to present)- £13,500

TENURE

Freehold, subject to the existing tenancy

EPC

Rating B - valid until 11/3/2035

PRICE

Offers based on £275,000 are sought for the Freehold interest

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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