



FOR SALE

PROMINENT MIXED-USE
INVESTMENT IN VIBRANT
BIRMINGHAM SUBURB

241 HIGH STREET

ERDINGTON

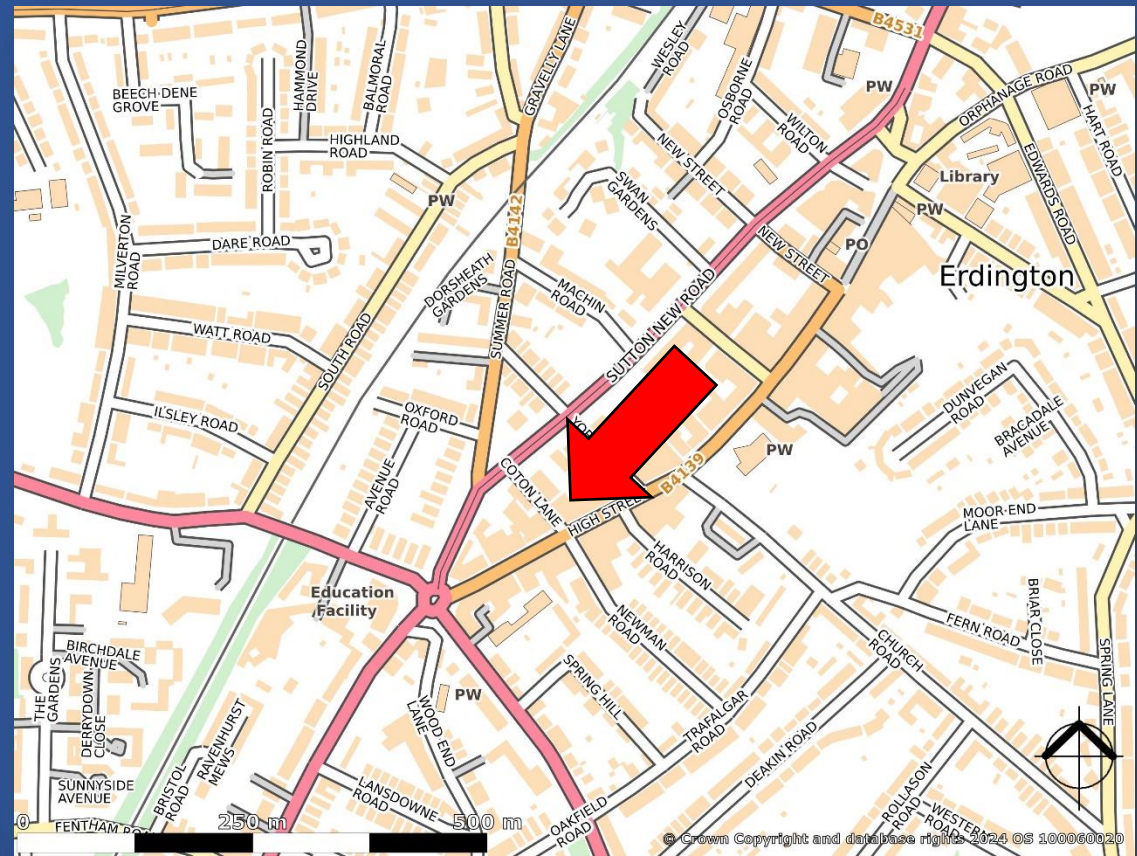
BIRMINGHAM

B23 6SS



KEY FEATURES

- Prominent commercial investment
- Situated within Erdington Town Centre
- Net Internal Retail Floor Area: 1,190 sqft (110.6 sqm)
- Public car parking nearby
- Comprises of ...
 - 1 ground floor commercial premises
 - Upper floors comprise 6 residential dwellings
- Currently generating **£53,280 per annum**
- **Investment sale seeking offers in the region of £545,000.00**



Scale: Not to Scale

for Reference Purposes Only



DESCRIPTION

The property comprises of a ground floor commercial unit with ancillary/staff stores and WC facilities, and the upper floors comprise of 6 residential dwellings. The premises is fully let and producing an annual income of **£53,280.00**.

SITUATION

The investment property is situated on High Street, which is a popular and primary street located in the town centre of Erdington, Birmingham.

The property is well presented and are surrounded by a mix of commercial establishments including restaurants, shops, cafés and other various services. The street is well connected and easily accessible, by foot and by road, and is located near other key roads such as the A5127 which links directly to Junction 6 of the M6 Motorway.

TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing occupational leases.

TENANCIES

The property is occupied on seven occupational tenancies as follows:

Commercial Unit – Let to MK Hair and Beauty Salon Limited on a tenants internal repairing and insuring basis for a term of 15 years, expiring on 1 December 2035. The current rent is £24,000.00 per annum, exclusive of occupational outgoings. There is a Landlord or Tenant break clause on or after 30 November 2025 and a rent review every 5 years of the lease.

HMO – Let to 6 individual tenants all on Assured Shorthold Tenancies. Further details can be provided upon request.

PRICE/RENT

Offers are invited in the region of **£545,000.00** for the Freehold tenure.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

ENERGY PERFORMANCE RATING – C65

BUSINESS RATES

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office Agency and in respect of actual Rates Liabilities and Potential Reliefs available, with the Local Authority.

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING (AML)

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

VIEWING

Strictly by appointment with the sole Letting Agents:

Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: wolverhampton@tsrsurveyors.co.uk



Important Notice

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”

February 2024