MIXED USE, RESIDENTIAL, RETAIL | FOR SALE

VIEW ONLINE



553-559 WARWICK ROAD, TYSELEY, BIRMINGHAM, B11 2EX

4,755 SQ FT (441.75 SQ M)

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Prominent Freehold Mixed-Use Investment Property on the Warwick Road (A41)with Ground Floor Retail and Income-Producing Flats Above.

- Freehold Mixed-Use Property Totalling Approx. 4,755 ft2
- Prominent Frontage to the A41 Warwick Road, Tyseley
- Ground Floor Retail of 3,227 ft2
- Approx. 7 Miles to Birmingham Airport, NEC and J6 M42
- First Floor Flats Let on ASTs producing £28,700 per annum
- 4.5 Miles from Birmingham City Centre and 5 miles from Solihull
- New, Long-Term Lease Agreed on the Ground Floor Element
- Tenancy Schedule Available Upon Request





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DESCRIPTION

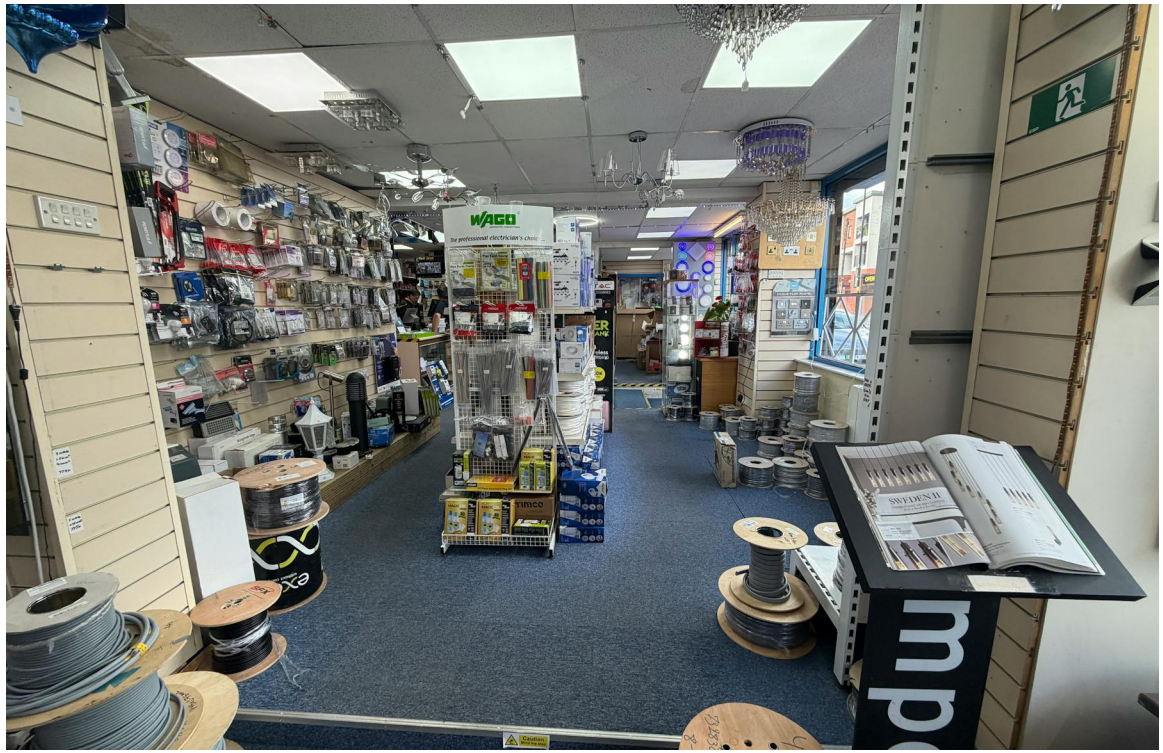
The property comprises a mid-terraced, mixed-use building of traditional masonry construction, arranged as four interconnecting retail units at ground floor level with four self-contained one-bedroom flats above.

The building is predominantly surmounted by pitched and hipped tiled roofs, with flat felted roof extensions at ground floor level.

The ground floor accommodation provides predominantly open-plan trade counter/retail space, together with additional cellular storage accommodation to the rear. The frontage incorporates a glazed shopfront with pedestrian access, whilst roller shutter access is provided to the rear together with a small enclosed/fenced yard area.

The commercial premises have been occupied by the existing business since 2003, with the business having recently been sold to new company owners. As part of the transaction, the new owners have entered into a 20-year lease of the ground floor accommodation at an initial rent of £19,800 per annum for years one and two, increasing to £21,600 per annum for years three, four and five. The initial rental is considered to be below current market rental levels. An open market rent review is provided for on the fifth anniversary of the term.

The four residential flats are each let separately on ASTs and currently generate a combined rental income of £28,700 per annum.The property therefore produces a current gross rental income of £48,500 per annum, with the benefit of further rental growth from the commercial element during the term of the lease.





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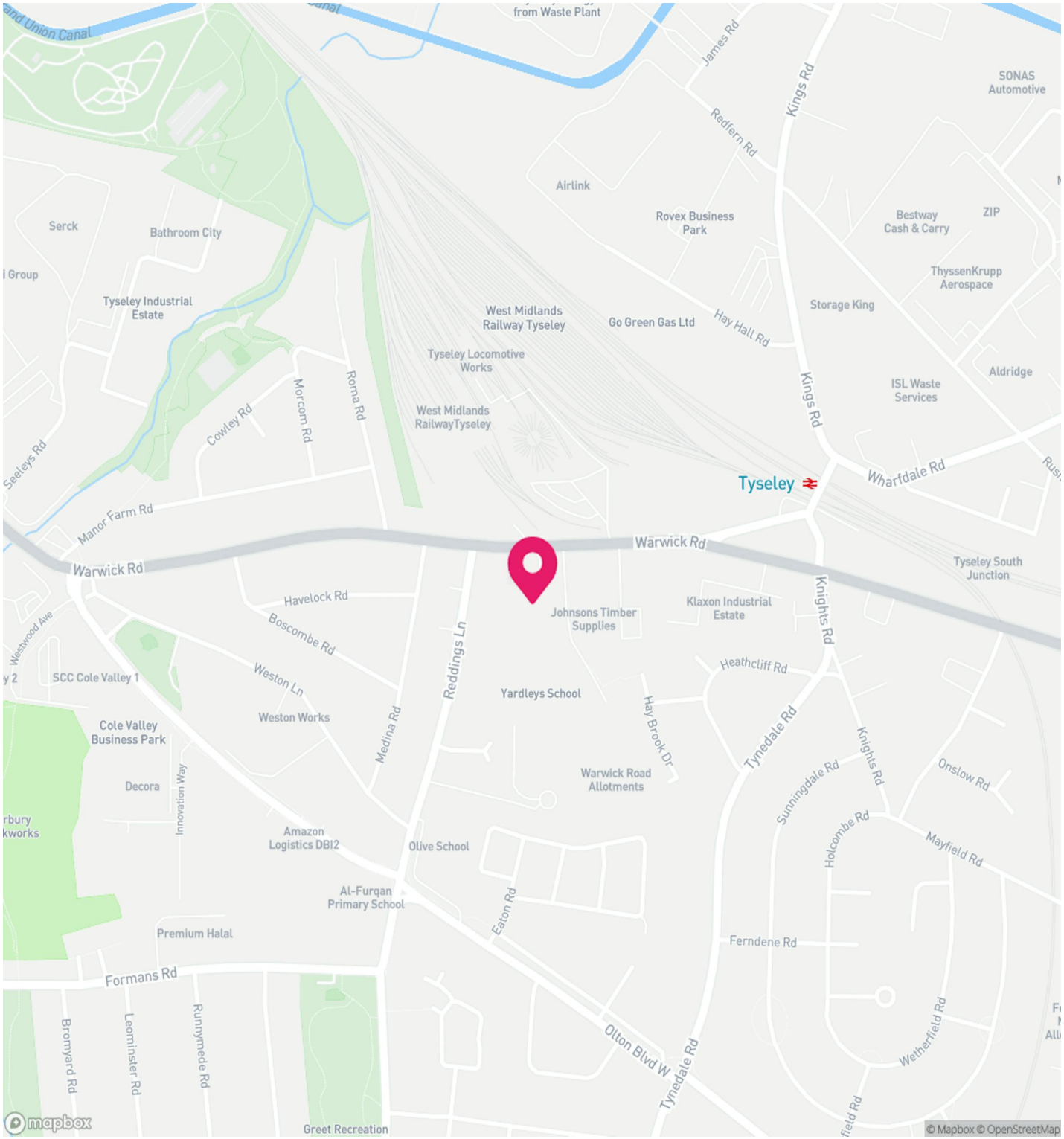
LOCATION

/// ///HERDS.TRADED.HUMAN

The property is prominently situated fronting the A41 Warwick Road in the Tyseley area of Birmingham.

The property is conveniently situated for access to Birmingham City Centre, located 4.5 miles to the north west, and Solihull Town Centre, situated approximately 5 miles to the south east via the Warwick Road.

Birmingham International Airport and Railway Station, the NEC and Junction 6 of the M42 Motorway are located approximately 7 miles to the south east via dual carriageway access.



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AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	3,227	299.80	Available
1st - Residential Flats	1,528	141.96	Available
Total	**4,755**	**441.76**	

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TERMS

The property is held freehold under two titles, WM74908 and WM411530, and is offered for sale with vacant possession of the ground floor and the benefit of the first floor residential tenancies.

Offers in the region of £675,000 are invited for the freehold interest.

RATEABLE VALUE

2026 RV - £26,000

Tenant responsibility.

SERVICES

We understand that all mains services are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and therefore recommends that interested parties carry out their own investigations.

TENANCY SCHEDULE

Tenancy schedule available on request

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £675,000

EPC

C (72)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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