



Adjacent to  & 120 space car park



# NEW BUILD RETAIL INVESTMENT

Units A & B | 1360-1362 Pershore Road | Stirchley | Birmingham | B30 2XS



## INVESTMENT SUMMARY

- Located in the south Birmingham suburb of Stirchley, 4 miles from the city centre. Close to Selly Oak, Bournville, Kings Norton, Moseley and Kings Heath
- Prominent site fronting Pershore Road (A441).
- Adjoins an Aldi supermarket with a 120 space car park which opened in 2022
- Stirchley was 2024 Sunday Times “Best Place To Live In Midlands”
- Two new build retail units extending to 2,600 sqft
- Warranties available to purchaser
- Let to two national retailers , with undoubted covenants, from December 2025
- Greggs – 15 years (10 year break), 5 yearly reviews to the higher of open market or compounded CPI increases (with annual 2% & 4% collar & cap)
- Cardfactory – 10 years (5 year break with £15,000 break penalty), 5 yearly open market reviews
- Total income £60,000 per annum
- Offers in excess of **£800,000**
- Net initial yield of **7.11%**
- Minimum reversionary yield at first rent reviews of **7.48%**



## LOCATION

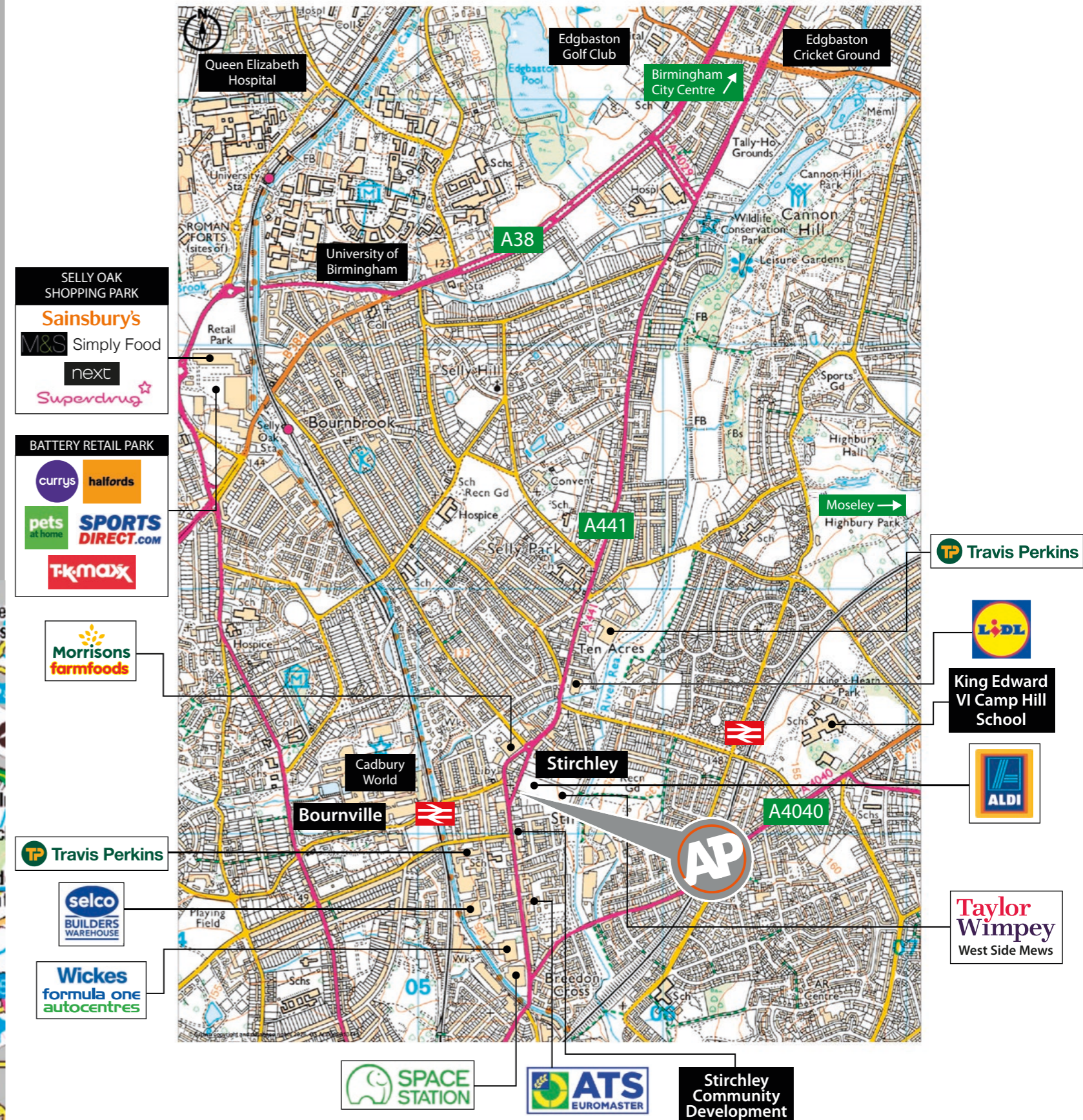
Stirchley is an increasingly popular suburb of Birmingham 4 miles south of the city centre close to Selly Oak, Bournville and Harborne to the west, Kings Norton to the south, Kings Heath and Moseley to the east.

The site fronts Pershore Road (A441), one of the main arterial roads leading from the outer ring road (Belgrave Middleway) and ultimately through south Birmingham to Junction 2 of the M42. There are over 16,000 vehicles passing the subject property daily.

In 2024 Stirchley was named "Best Place to Live in Midlands" by the Sunday Times and in 2026 was noted as having "a High Street reckoned to be one of the most happening in Brum" - Sunday Times Survey.

Bournville train station is 250m to the west of the subject property and the recently opened Pineapple Road train station is on the east side of Stirchley.

University of Birmingham and Queen Elizabeth Hospital are both 2½ miles to the north west. Cadbury World is ¼ mile to the west and King Edward VI Camp Hill School For Boys is a similar distance to the east.



## STIRCHLEY INWARD INVESTMENT

The subject property is part of the Hazelwell Lane Site which was identified for redevelopment in Stirchley's retail core. The Pershore Road part of the site was acquired by Aldi and developed for their 20,000 sqft store. The eastern part of the wider site has been developed by Taylor Wimpey.

The area has seen recent significant inward investment including

- A new Lidl store at the northern end of Stirchley on the Pershore Road
- A £10.4m new build 39 home community owned affordable housing and commercial development on a next door site.
- Pineapple Road Train Station. A new train station for east Stirchley as part of the opening back up of the Camp Hill Line which connects Kings Heath, Stirchley and Moseley to the city centre.
- Further new build apartment scheme on Twyning Road.



### 1326 Pershore Road

November 2022 saw the opening of the adjoining Aldi Store and 120 space car parking.



### West Side Mews

A new build development fronting Hunts Road, comprising of 87 new homes ranging from 2 to 4 bedrooms.



### The Stirchley Co-Operative Development

A landmark community led initiative comprising of 39 affordable homes, three ground floor commercial units and shared community space. This is located on a next door site to the subject property and anticipated to be completed early in Q2 2026.



### Pineapple Road Train Station

Part of the restoration of the Camp Hill Train Line. Opened in April 2026. Provides a travel time into Birmingham New Street of 14 minutes.

## DESCRIPTION & ACCOMMODATION

The property is a new build, two unit retail scheme fronting Pershore Road and adjoining an Aldi supermarket which opened in 2022.

The building is single storey with steel frame, brick elevations and a pitched, corrugated steel roof. There is an allocated seating area to the side of Unit A.

The units were handed over in shell condition. The tenants have carried out their own internal fit outs through agreed specifications and Licences to Alter which completed at the end of February 2026.

Greggs opening times are 6.00am to 7.00pm Monday to Saturday and 7.00am to 5.00 pm on Sundays. Cardfactory opening times are 9.00am to 5.30pm Monday to Saturday and 11.00am to 5.00pm on Sundays.

There is the right to use the Aldi customer car park. There is up to 2 hours free parking.

The units extend to a total of 241.5 sqm (2,600 sqft). A breakdown of each unit is set out in the Tenancy Schedule.



## TENURE

Freehold.

The freeholder has the right to use the Aldi customer car park and there are 91 spaces set out in a Deed of Covenant from October 2025. Further information is available on request.

There is a restriction on the use of the units, effective for 10 years from 5 August 2025, which prevents supermarkets, discount food retailers or off licences operating from them.

## ESTATE SERVICE CHARGE

There is an obligation to contribute to a service charge for the maintenance and repair of the Aldi car park. The service charge base figure was set at £3,000 per annum and is reviewed annually and can increase with CPI subject to an annual cap of 3%. The service charge is fully recoverable from the occupational tenants. More details on request.

## TENANCIES

The two units are let to Greggs plc and Sportswift Ltd, trading as Cardfactory, from December 2025. The two occupational FRI leases provide a AWULT of 12.1 years to expiries and 7.1 years to breaks. Cardfactory have a £15,000 penalty if they exercise their break option.

The total income is £60,000 per annum. The tenants have initial rent free periods, any outstanding rent free period at completion will be topped up by the vendor.

The two leases have 5 yearly upward only rent reviews. The Greggs lease has an open market or CPI review (whichever is the greater). The CPI increase has annual collar and caps of 2% & 4%. The Cardfactory reviews are upward only to open market.

The minimum increase at the first reviews will be to £63,122 per annum.



UNIT	TENANT	FLOOR AREA (SQFT)	LEASE START	LEASE EXPIRY (BREAK)	RENT REVIEW	RENT	RENT PSF	COMMENTS
A	Greggs plc	1,300	18/12/2025	17/12/2040 (17/12/2035)	17/12/2030	£30,000	£23.08	Break option requires 6 months prior notice. Initial 6 month rent free. Rent payable monthly.
B	Sportswift Ltd t/a Cardfactory	1,300	18/12/2025	17/12/2035 (17/12/2030)	17/12/2030	£30,000	£23.08	Break has a £15,000 penalty, if exercised and requires 6 months prior notice. Initial 6 month and six weeks rent free.
<b>TOTAL</b>		<b>2,600</b>				<b>£60,000</b>		

## COVENANTS

Greggs plc is the UK's largest bakery chain trading from over 2,700 locations including both company owned and franchised outlets and employing over 33,000 staff.

In their most recent published accounts Greggs reported total sales growth to December 2024 of 11.3% with like for like sales growth up 5.5%. The preliminary 2025 figures reported sales up by a further 6.8%.

The company opened 121 net new stores in 2025 with a similar number expected in 2026. The long term aim is to have over 3,000 UK sites. Sales growth has been helped by menu adjustments, evening trading and partnerships with delivery service providers.

The company has a market capitalisation of over £1.85 billion.

A summary of the last three years' full accounts are as follows, in addition to the preliminary 2025 reported figures.

	27/12/2025* ('000s)	28/12/2024 ('000s)	30/12/2023 ('000s)	30/12/2022 ('000s)
Revenue	£2,151,200	£2,014,400	£1,809,600	£1,512,800
Pre Tax Profit	£167,400	£203,900	£188,300	£148,300
Net Assets	Not reported yet	£570,500	£530,900	£446,000

## Sportswift Ltd

Cardfactory were established in 1997 and are now the UK's leading specialist retailer for cards, gifts and celebration essentials. They have 1,090 stores across the UK and Ireland. The principal trading entity within the Cardfactory plc group is Sportswift Ltd. The company reported sales up 5.5% and like for like sales up 3.3% in the last full financial year.

A summary of the last three years' full accounts are as follows:

	31/01/2025 ('000s)	31/01/2024 ('000s)	31/01/2023 ('000s)
Revenue	£507,769	£483,251	£446,128
Pre Tax Profit	£72,957	£68,568	£62,118
Net Assets	£71,490	£163,364	£115,863

Cardfactory plc turnover for the 11 months to December 2025 was £541.6m, 7.3% higher than the previous year. Full year pre tax profit is expected to be £55-60 million. The company's market capitalisation is over £245 million.



## PLANNING

Planning permission for two retail units (Class E(a), E(b) and E(c)) was granted in September 2022. (Application No. 2022/04479/PA)

## WARRANTIES

A full pack of warranties is available.

## VAT

The property has been elected for VAT. It is intended that the property will be sold as a TOGC.

## EPC

BRUKL shell & core certificates have been issued on the units. The tenants have a responsibility to register EPC certificates following their own fit outs. Further information is available on request.

## PROPOSAL

We are instructed to seek offers in excess of **£800,000 (Eight Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this price would reflect a net initial yield of **7.11%**, assuming costs of purchase of 5.53%. There is a minimum reversion at first reviews to **7.48%**.

## ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti-Money Laundering regulations when Heads of Terms are agreed.



## FURTHER INFORMATION

For further information or to arrange an inspection please contact:



**ANDREW PRICE**  
07798 656 360  
[andy@apinvestment.co.uk](mailto:andy@apinvestment.co.uk)

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