

2585/2589 COVENTRY ROAD, SHELDON, BIRMINGHAM,
B26 3PX



FREEHOLD FOR SALE
SUBSTANTIAL
RETAIL/RESIDENTIAL
INVESTMENT OPPORTUNITY

4,156 sq.m/386.13 sq.m

- Comprising 3, 2 bedded self contained first floor apartments, a ground floor restaurant facility and a hairdressing salon
- Fully occupied – total current income - £43,200 per annum.
- Prominent corner position.
- Within relative close proximity to Junction 6 of the M42 Motorway, NEC, Birmingham International Airport & Railway
- Surrounding areas include Hatchford Brook Golf Course, Eagle Court Business/Office Park, Elmdon Park and a major Jaguar Land Rover Car Production Facility



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LOCATION

The subject premises occupies a prominent corner position, fronting Goodway Road/Coventry Road (A45 – main arterial route – considerable traffic flow).

Ease of access to Junction 6 of the M42 Motorway, NEC, Birmingham International Airport & Railway.

Surrounding areas include Hatchford Brook Golf Course, Eagle Court Office/Business Park, Elmdon Park and a major Jaguar Land Rover Car Production Facility.

Birmingham City Centre is situated approximately 5.75 miles north west.

DESCRIPTION

The subject premises provides a substantial, ground floor restaurant facility, a hairdressing salon and 3, separate, self contained, 2 bedded first floor apartments.

Each apartment has the benefit of an independent, gas fired central heating system.

Enclosed courtyard to the rear.

All areas have been well maintained and are in good condition.

ACCOMMODATION

COMMERCIAL

2585 (Hairdressing Salon)

710 sq.ft/65.96 sq.m

2589 (Ground Floor Restaurant)

1,700 sq.ft/157.93 sq.m

RESIDENTIAL

2585a

650 sq.ft/60.39 sq.m

2587

580 sq.ft/53.88 sq.m

2589a

516 sq.ft/47.97 sq.m

Total Accommodation – 4,156 sq.m/386.13 sq.m

RENTAL INCOME

Total Current Rental Income - **£43,200 pax**

Further information is available from the sole selling agents.

MAINS SUPPLIES

The ground floor restaurant and 3 first floor apartments have the benefit of separate, primary metered mains electricity, gas, water and drainage.

On a primary basis, mains electricity, water and drainage are connected to the ground floor hairdressing salon.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£525,000 (Five Hundred & Twenty Five Thousand Pounds)** are invited for this valuable freehold interest, representing a yield in the region of **8.25%**.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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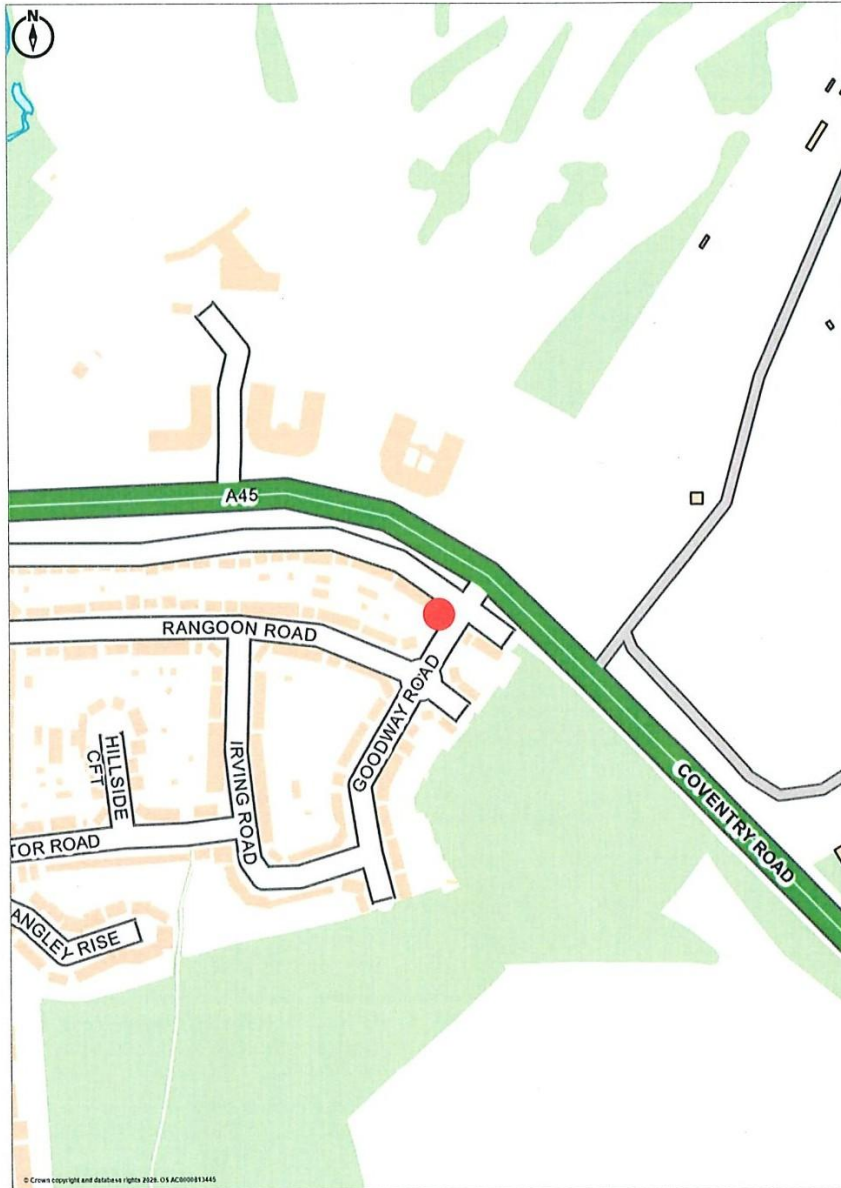
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.