

MIXED USE | FOR SALE



72-78 SCHOOL ROAD AND 1058-1066 YARDLEY WOOD ROAD, YARDLEY WOOD,
BIRMINGHAM, B14 4JR

1,520 TO 7,246 SQ FT (141.21 TO 682.47 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Mixed-Use Investment

- Excellent Prominence
 - Value-Add Opportunity
 - Four Retail Units
 - Four Large First Floor Residential Units
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DESCRIPTION

The property comprises of a two storey, mixed-use block of four retail units and four first floor residential units, which benefits from excellent prominence to School Road and Yardley Wood Road.

The building is majority let and currently generates an annual rental of £55,600 PA which will revert to c. £70,000 PA once 72-74 School Road has been let (not currently advertised).

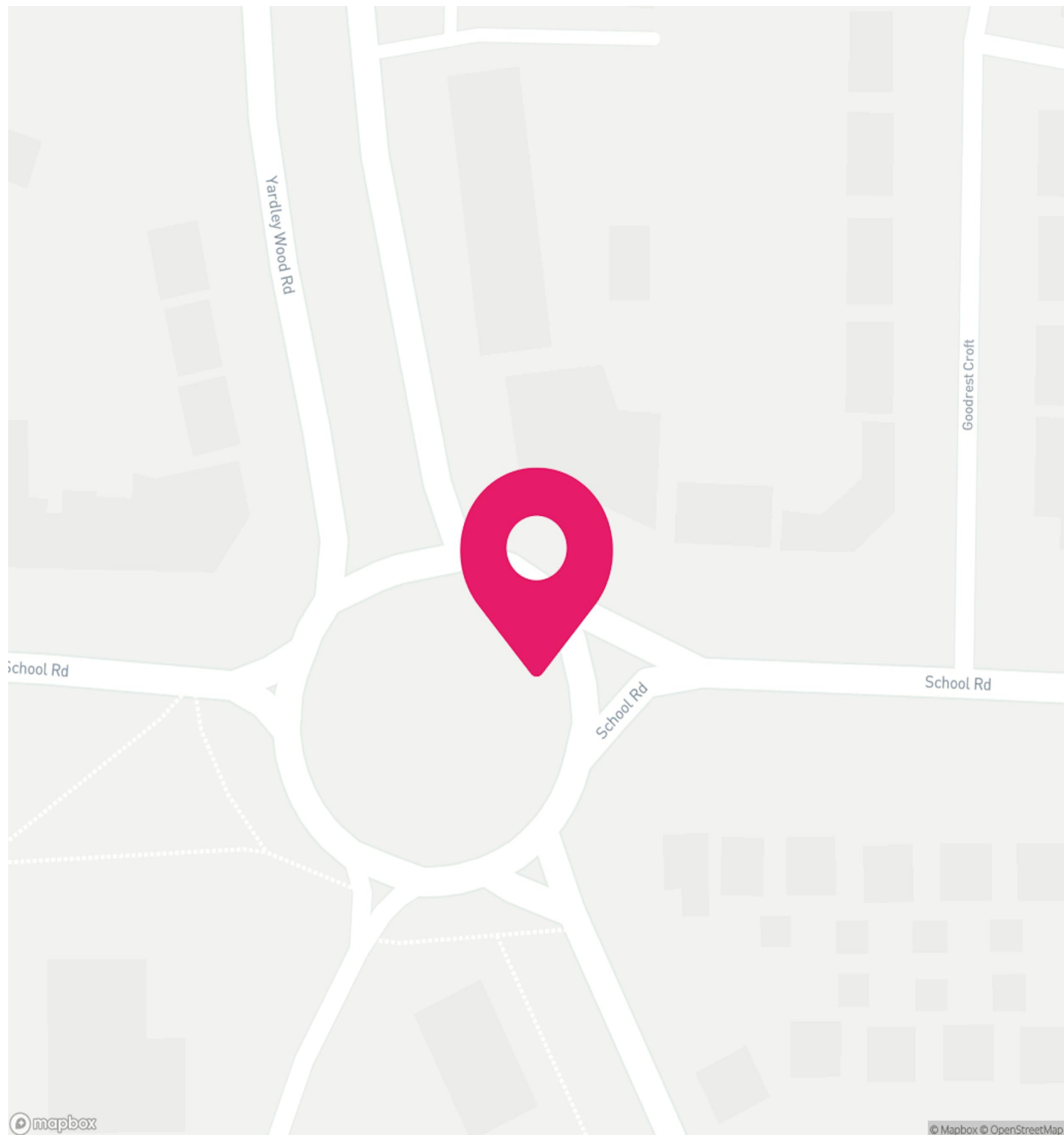


LOCATION

The premises are prominently located within a well-established retail parade which is situated on the island at the interchange between Yardley Wood Road and School Road.

The location is some 7 miles south of Birmingham City Centre and 5 miles west of Solihull Town Centre.

Public transport links are excellent with local bus services and Yardley Wood train station within a short walk.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

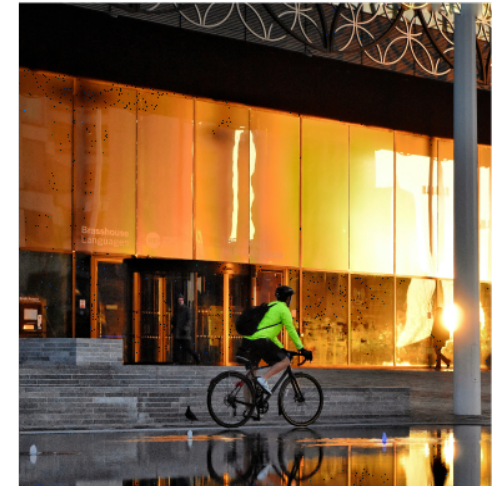
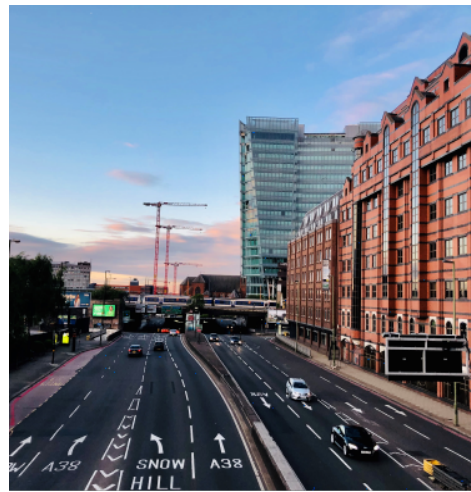
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Ground - 72-74 School Road	1,520	141.21	£15,000 /sq ft	Available
Ground - 1062 Yardley Wood Road	678	62.99	£8,000 /annum	Occupied
Ground - 1058 Yardley Wood Road	941	87.42	£12,000 /annum	Occupied
Ground - 1060 Yardley Wood Road	821	76.27	£8,000 /annum	Occupied
1st - 76 School Road	803	74.60	£6,900 /annum	Occupied
1st - 78 School Road	818	75.99	£6,900 /annum	Occupied
1st - 1064 Yardley Wood Road	850	78.97	£7,800 /annum	Occupied
1st - 1066 Yardley Wood Road	915	85.01	£6,000 /annum	Occupied
Total	7,346	682.46		

TENANCY SCHEDULE

Full tenancy schedule available upon request.

SERVICE CHARGE

n/a

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £1,000,000

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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