

1600-1602

1600 Coventry Road, Yardley, Birmingham, B26 1AL

SHEPHERD COMMERCIAL



FOR SALE

835 TO 1,024 SQ FT
(77.57 TO 95.13 SQ M)

£425,000

Freehold pair of mixed-use properties on busy Coventry Road, ideal for investors with strong tenant demand and transport links.

- Prime frontage on the busy A45 Coventry Road in Yardley.
- Good transport links to Birmingham, Coventry, M42 & Airport.
- Traditional brick construction with mid-20th-century character.
- Ground & first floors arranged as flexible office accommodation.
- Strong local population base (25,000+ within 1 mile).

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Summary

Available Size	835 to 1,024 sq ft / 77.57 to 95.13 sq m
Price	£425,000
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

1600-1602 Coventry Road, Yardley, is a joint pair of mid-terrace former mixed-use buildings arranged over ground and first floors within a terraced block of traditional brick-constructed properties dating to the mid-20th century. The ground and first floors of both properties are configured as office accommodation, with the first floors being accessed via an internal staircase. 1602 benefits from vehicular access via a side road off the Coventry Road, with 1600 benefitting only from pedestrian access via a passageway off Lily Road. Externally, the facades offer traditional retail frontages with residential-style fenestration above, and form part of a versatile parade of commercial operators within this apportionment.

Location

Located at B26 1AL, fronting the A45 Coventry Road in Yardley, a densely populated suburb, approximately 5 miles east of Birmingham City Centre. The area benefits from strong transport connectivity, with the A45 providing a direct arterial route between Birmingham and Coventry, and Junction 6 of the M42 motorway situated approximately 4 miles to the east, offering access to the national motorway network, and Birmingham Airport.

The surrounding area is predominantly residential with a vibrant retail frontage and a local population of over 25,000 within a one-mile radius, supporting a mix of national and independent occupiers along this established commercial corridor.

Viewings

Strictly by appointment by Shepherd Commercial.