

MIXED USE | FOR SALE

[VIEW ONLINE](#)



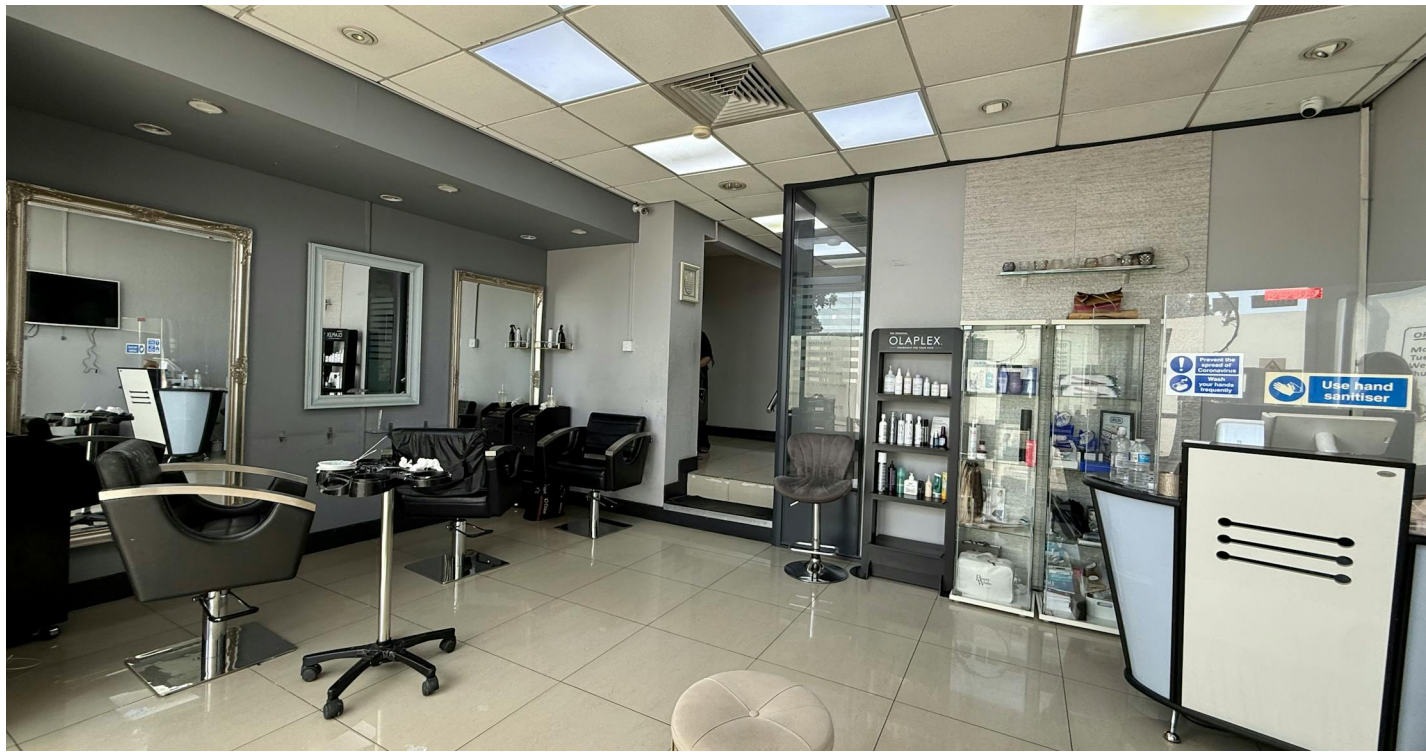
882 WASHWOOD HEATH ROAD, BIRMINGHAM, B8 2NB

2,487 SQ FT (231.05 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Fully Let Freehold Investment With Retail and Residential Income, Generating £44,400 per annum in a High Footfall Location

- Mixed Use Freehold Investment Opportunity
- Retail Shop And Residential Duplex Flat
- Strong Rental Income With Growth Potential
- Fully Let Commercial Hair Salon Unit
- Spacious Seven Bedroom Duplex Apartment
- Prime Location With High Footfall
- Attractive Yield And Long Term Returns
- Separate Commercial And Residential Access
- 1087 ft<sup>2</sup> Retail Unit



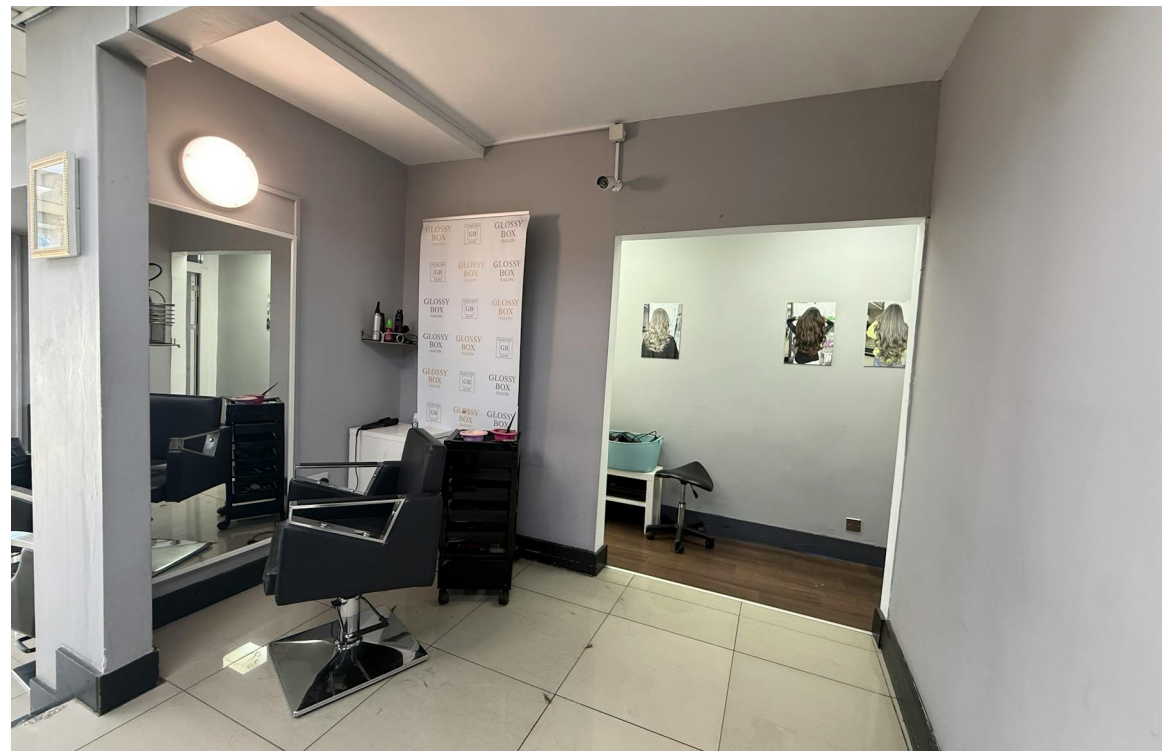
## DESCRIPTION

Mixed-use freehold investment offering an excellent opportunity for investors seeking strong and reliable income with future growth potential. The property comprises a ground floor retail unit currently operating as a hair salon, along with a spacious residential duplex flat above.

The retail unit benefits from an established tenant and generates a rental income of £1,700 per calendar month (£20,400 per annum). The upper duplex flat provides generous accommodation arranged over two floors, comprising seven bedrooms, two bathrooms, and a kitchen lounge, producing a rental income of £2,000 per calendar month.

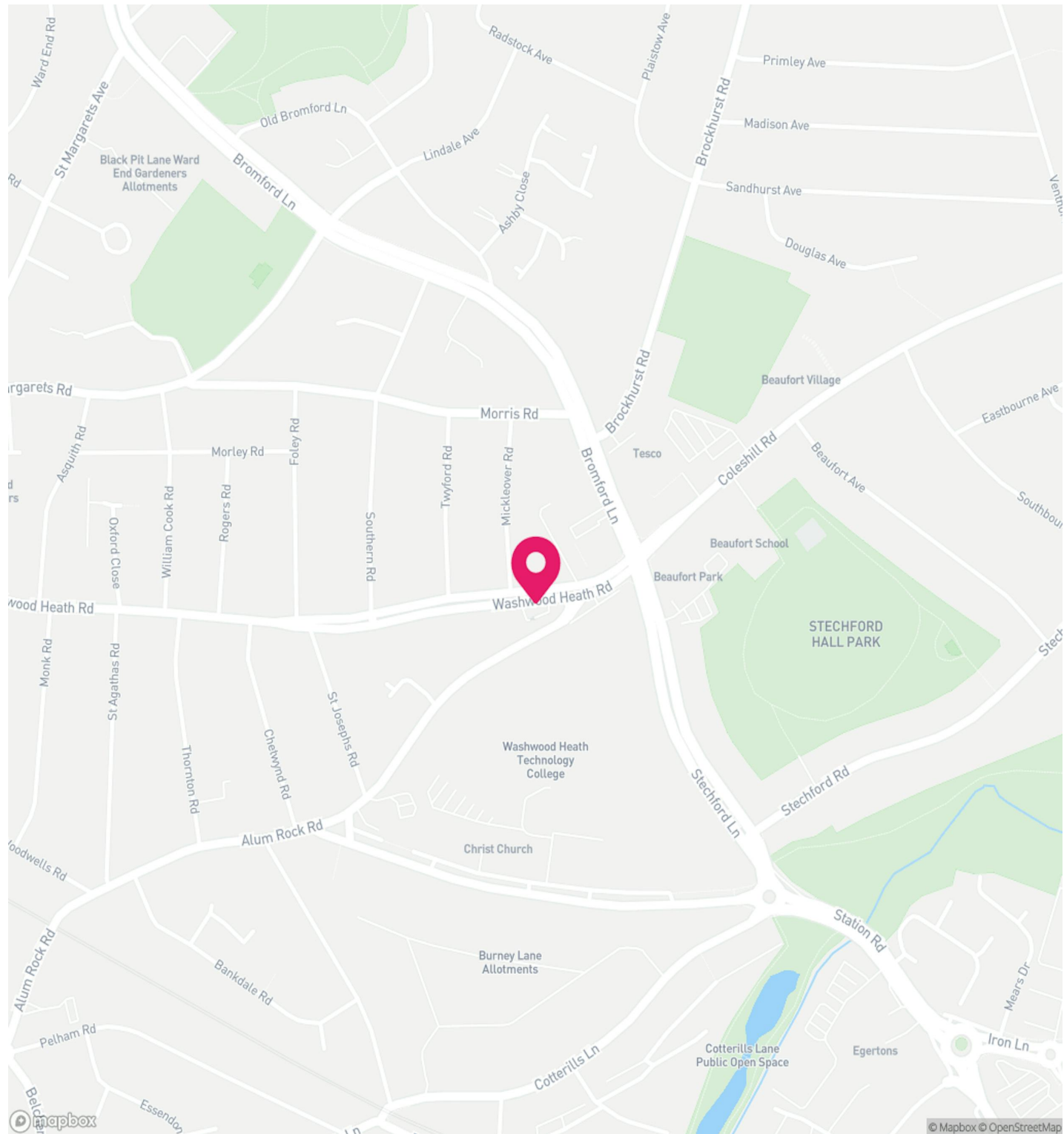
With a total current rental income of £44,400 per annum and clear scope for future rental increases, this freehold property presents a solid, income-producing investment. Its mixed-use configuration, combined with separate commercial and residential elements, makes it a versatile and attractive addition to any property portfolio.

The property offers well-arranged mixed-use accommodation. The ground floor comprises a retail unit currently operating as a hair salon, providing a functional commercial space with street frontage. The residential element is arranged as a duplex flat over the upper floors and includes seven generously sized bedrooms, two bathrooms, and a kitchen lounge, offering ample living space suitable for multiple occupants. The layout is practical and well proportioned, allowing for efficient use of space across both the commercial and residential components.



## LOCATION

The property is prominently situated on Washwood Heath Road, Birmingham, B8 2NB, a well established and busy thoroughfare with strong local footfall. The area is predominantly mixed residential and commercial, making it ideal for both retail and residential use. It benefits from excellent transport links to Birmingham City Centre and surrounding areas, with regular bus services and convenient access to major road networks. A wide range of local amenities, shops, schools, and services are located nearby, ensuring sustained demand from both commercial tenants and residents.



## 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.

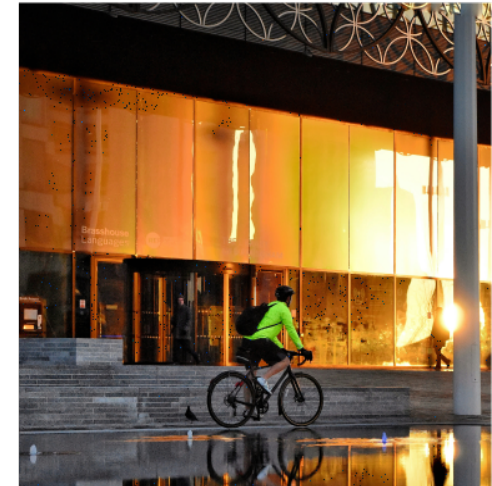
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

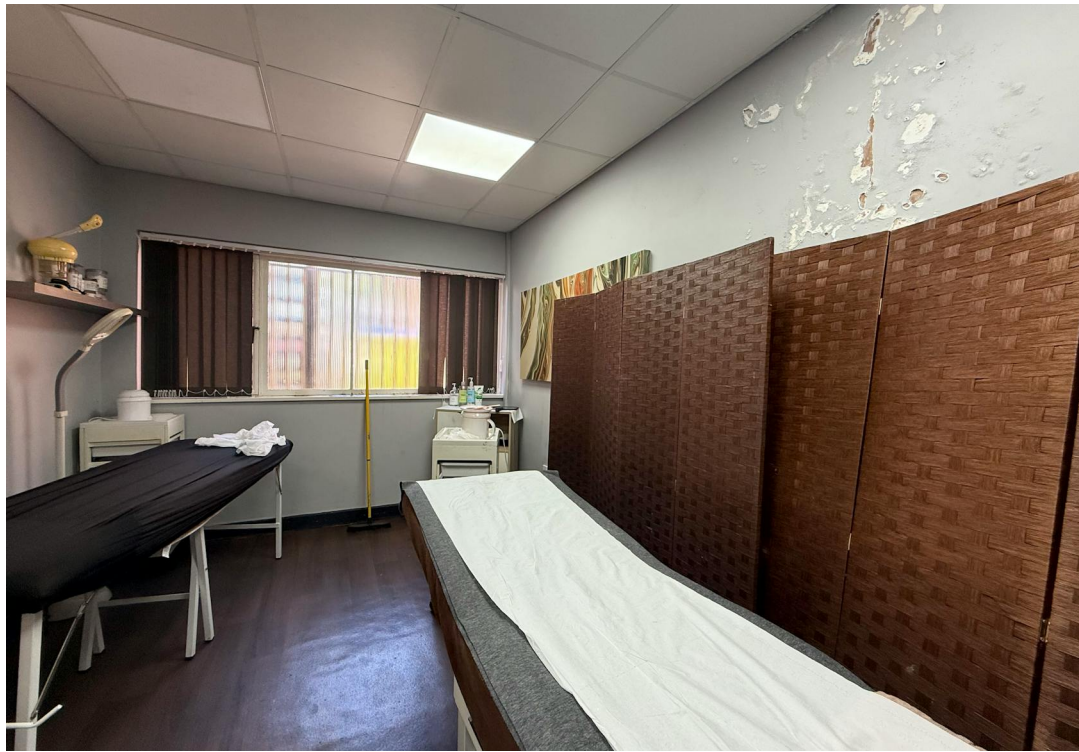
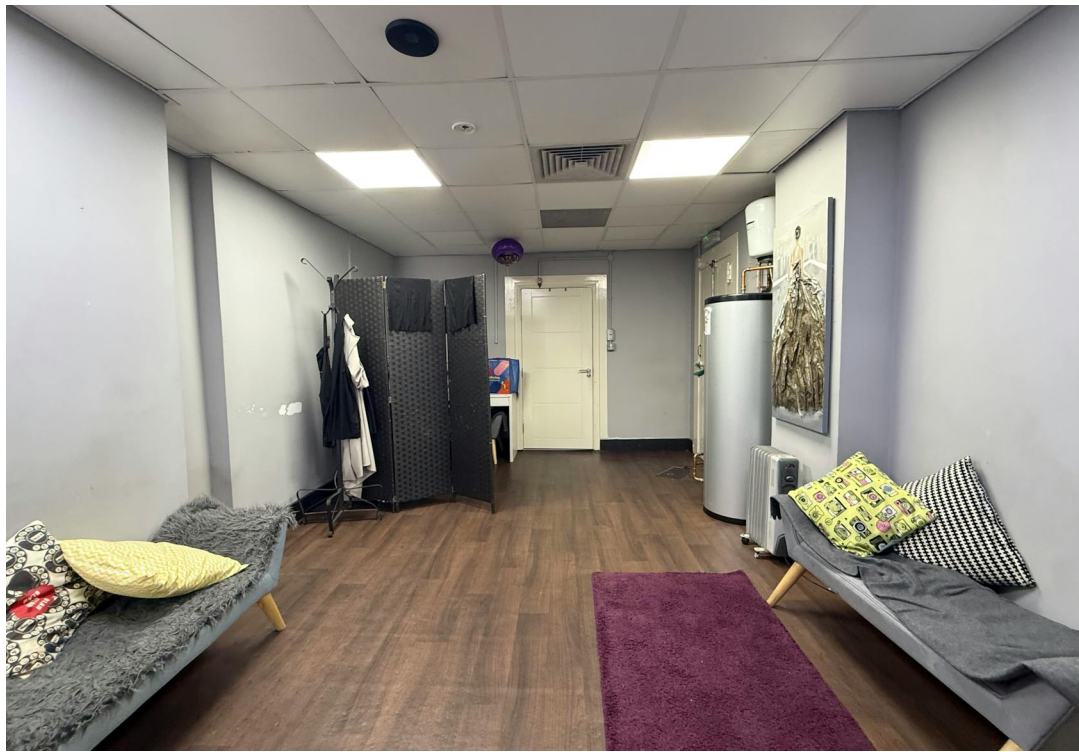
**Central location, global reach:** A strategic location offers quick train connections:

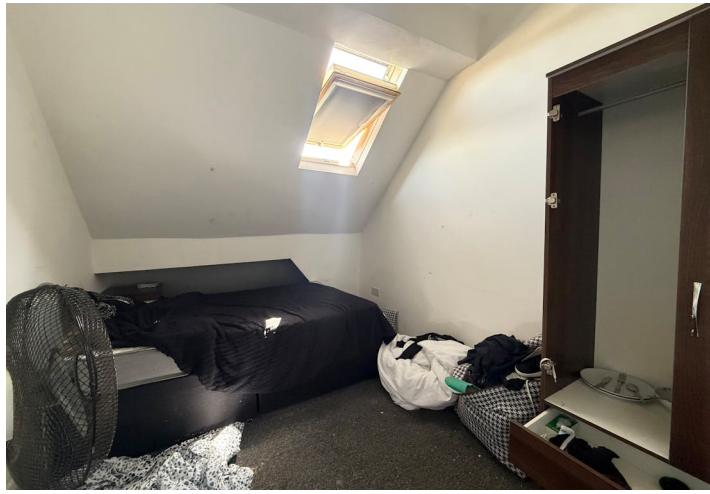
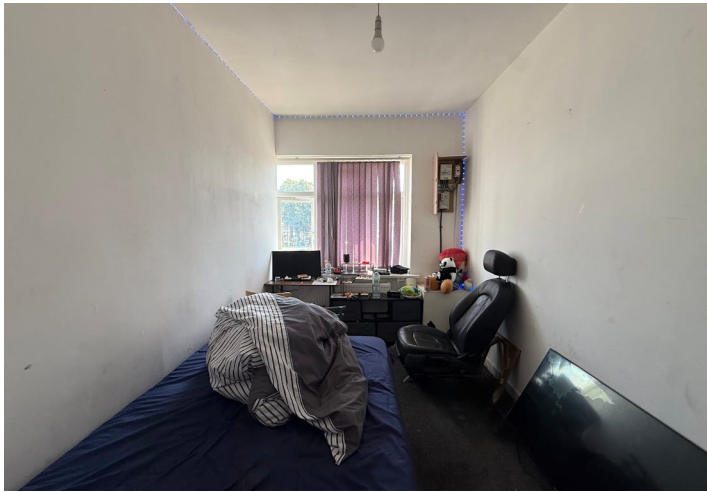
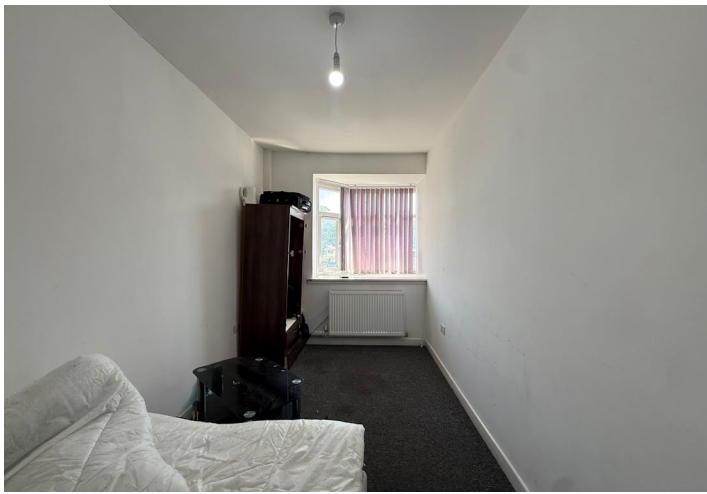
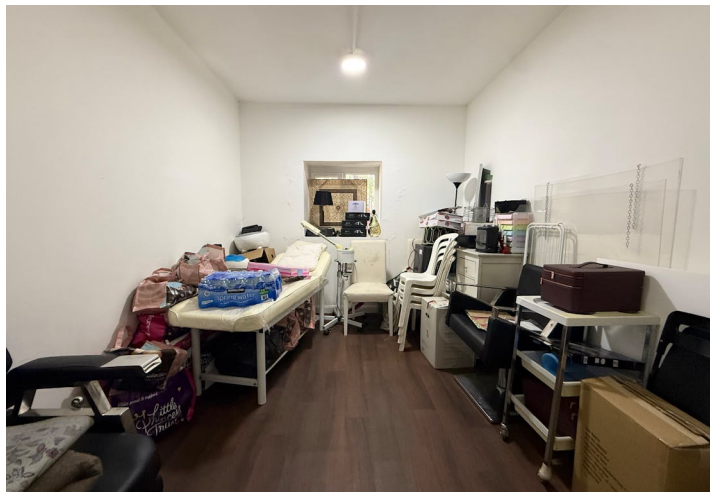
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**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!







## FLOOR PLAN



Prepared for Siddall Jones Property Services, Not for sale. Not to be used as a contract or plan.

## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail Unit	1,087	100.99	Available
1st - Duplex Flat	1,400	130.06	Available
<b>Total</b>	<b>2,487</b>	<b>231.05</b>	

## TENURE

The property is freehold and is being sold with tenants in situ.

Ground floor shop is rented on a 5 year lease from October 2025 - October 2030 with a passing rent of £20,400 p.a (£1700 pcm)

The flat to the first floor is rented on a 3 year lease from 2020 for £24,000 per annum, (£2000 pcm). This is currently on a rolling basis. A rent increase is currently overdue.

Please Note: if the buyer wants the flat can be vacated by giving 3 months' notice.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## VIEWING

Strictly via the sole agent Siddall Jones.

## LEASE

The property is available to let on a new lease with length to be agreed.

## PRICE

Offers in excess of £550,000

## 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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# SIDDALL JONES

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