

MIXED USE | FOR SALE

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1 MANOR ROAD, SOLIHULL, B91 2BH

3,515 SQ FT (326.55 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold Mixed-Use Investment in Solihull:
Ground Floor Dental Surgery Let to Bupa Dental,
Five Flats and 25 Car Parking Spaces.

- Freehold Mixed-Use Investment
 - Ground Floor Dental Surgery Let to Bupa Dental Care
 - Commercial Rent £38,000 per annum
 - Lease to April 2033 (Tenant Break April 2028)
 - Five Residential Flats, Two Sold on Long Leases Generating an Annual Gross Income of £33,720
 - 25 Surfaced Car Parking Spaces
 - Attractive Detached Victorian Building
 - Close to Solihull Town Centre
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DESCRIPTION

The property comprises an attractive and substantial detached Victorian building of traditional red brick construction, surmounted by a series of pitched and tiled roofs, with decorative brickwork, prominent gables, feature bay windows and period architectural detailing.

The accommodation is arranged over ground, first and second floor levels and has been converted to provide a mixed-use development comprising a ground floor dental surgery and five self-contained residential apartments.

The ground floor commercial accommodation is occupied by Bupa Dental Care and provides a dental practice incorporating a glazed conservatory-style entrance and reception area, together with ancillary accommodation. The residential element comprises five self-contained apartments, three of which are retained and let on Assured Shorthold Tenancies, with the remaining two having been sold on long leasehold interests.

Externally, the property occupies a substantial, mature plot incorporating extensive surfaced parking areas providing approximately 25 car parking spaces, together with established trees, landscaped grounds and planted borders.

The property provides a well-established mixed-use investment, combining commercial and residential accommodation within an attractive period building in a sought-after Solihull location.

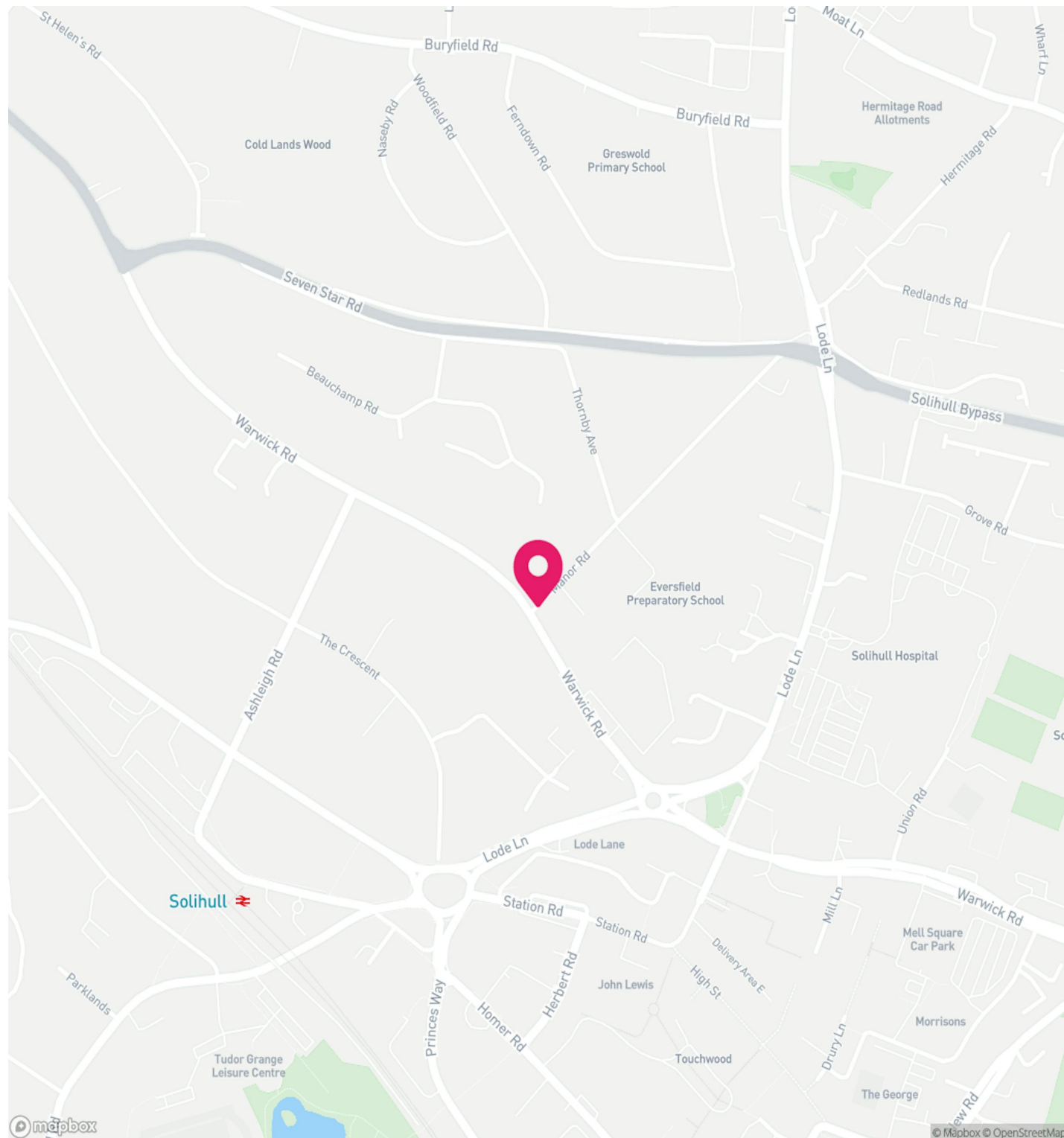
LOCATION

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The property is prominently situated on Manor Road, just off Warwick Road (A41), within close proximity to Solihull town centre. The surrounding area comprises a mixture of residential and commercial properties, with Solihull town centre offering an extensive range of retail, leisure and professional amenities, including the Touchwood Shopping Centre.

The property benefits from excellent transport connectivity, with Warwick Road (A41) providing direct access towards Birmingham City Centre, whilst the M42 motorway is readily accessible via Junction 5, offering convenient connections to the wider Midlands motorway network, Birmingham Airport and the NEC.

Solihull Railway Station is situated approximately 0.5 miles from the property, providing regular rail services to Birmingham Moor Street, Birmingham Snow Hill and London Marylebone. The property is also well served by public transport, with numerous bus services operating along Warwick Road and Lode Lane, providing connections to Solihull town centre, Birmingham and the surrounding suburbs



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Dentist	1,373	127.56	Let
Ground - Flat 1	840	78.04	Let
1st - Flat 3	570	52.95	Let
2nd - Flat 9	732	68.01	Let
Total	3,515	326.56	

TERMS

Price upon application.

Under title number WM302811, which is offered subject to the existing occupational and long leasehold interests.

TENANCIES

The ground floor dental surgery is let to Xeon Smiles UK Limited (Bupa Dental Care) for 10 years from 4 April 2023 to 3 April 2033 at £38,000 per annum, with a tenant break option and rent review on 4 April 2028. Residential tenancy schedule [TBC]. A full tenancy schedule is available on request.

Flats 1, 3 and 9 are let on Assured Shorthold Tenancies and generate an annual rental income of £33,720.

VAT

To be confirmed.

SERVICE CHARGE

£25,426 per annum Total building service charge budget 2026/27 (draft) of £25,426, recoverable from the commercial tenant and long leaseholders in accordance with their leases.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

POSSIBLE USE CLASSES

Class C3 - Dwelling Houses, Class E - Commercial, Business and Service

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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