

MIXED USE | FOR SALE

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774 BRISTOL ROAD, SELLY OAK, BIRMINGHAM, B29 6NA
3,947 SQ FT (366.69 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent, Fully Let Mixed-Use Investment in Selly Oak Comprising Two Retail Units and Seven Studio Apartments with Rear Parking

- Offers in Excess of £900,000
- Current Gross Income: £92,740
- Rear Car Park
- Long-Term Commercial Tenants with Newly Agreed 5 Year Leases
- Seven Self-Contained Residential Units at First Floor
- Scope for Further Development
- Approx. 10.3% Gross Yield
- Prominent A38 Bristol Road Frontage, Selly Oak



DESCRIPTION

The property comprises a mixed-use investment prominently positioned at the junction of Bristol Road and Elliott Road.

The commercial accommodation includes two ground-floor retail units fronting Bristol Road, each providing predominantly open-plan sales accommodation with direct pedestrian access. The tenants have recently signed new 5 year leases totaling £26,500 per annum.

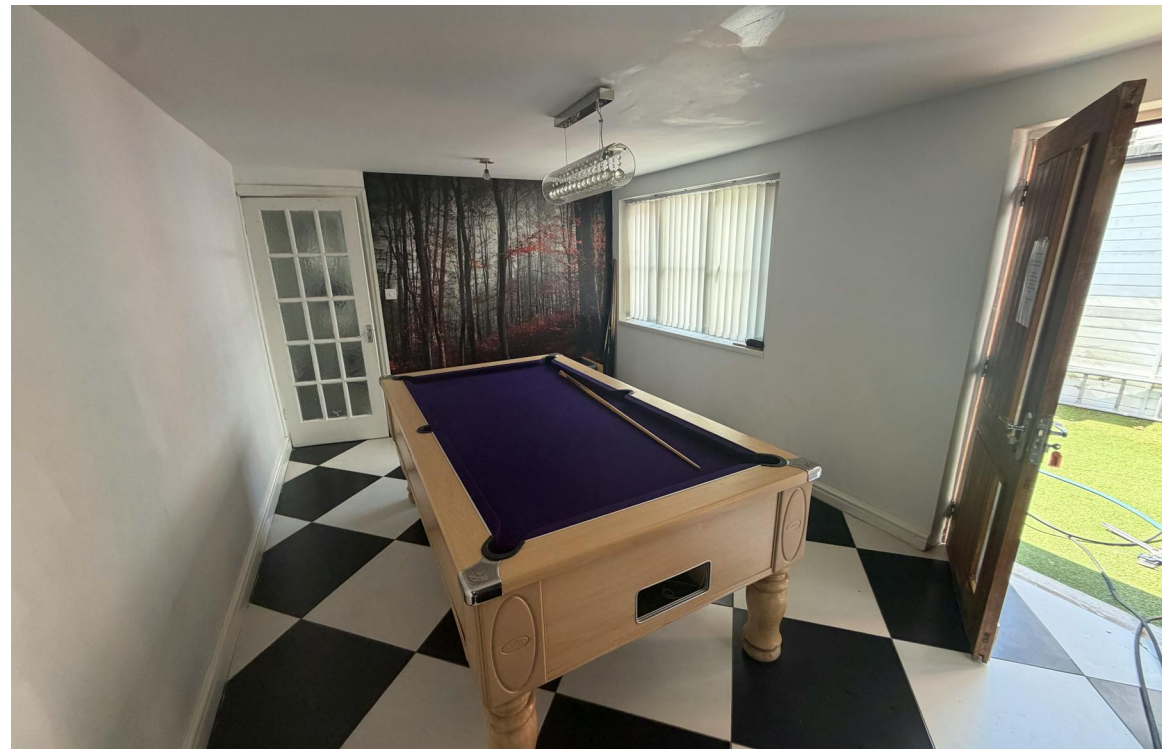
At first-floor level, the property provides seven self-contained studio apartments, all of which benefit from a Certificate of Lawfulness. The accommodation is accessed via a communal entrance from Bristol Road, with additional rear vehicular access available from Elliott Road.

The residential units are fully let to professional occupiers on Assured Shorthold Tenancies.

The residential element also benefits from communal ground-floor amenity accommodation, comprising a kitchen and dining area, pool table, WC facilities and a home gym. This space may be suitable for redevelopment to create a self-contained one-bedroom residential unit (STPP).

The residential accommodation is let on an all-inclusive basis, with gas and electricity not currently metered separately.

Externally, the property benefits from a clear, level rear car park providing parking for multiple vehicles, which is accessed via Elliott Road.



LOCATION

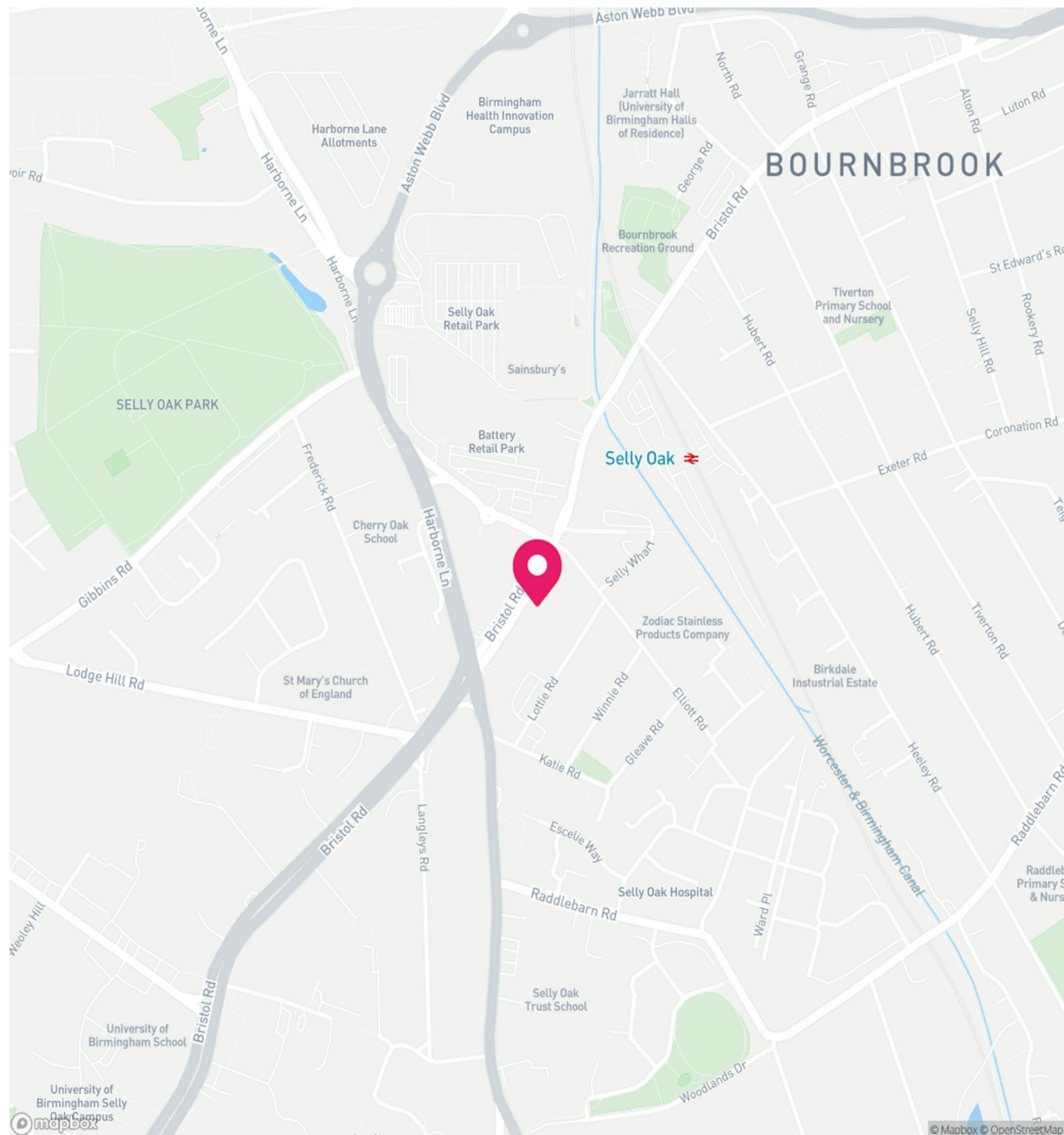
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The property occupies a prominent position fronting Bristol Road within the popular Selly Oak area of Birmingham, approximately 4 miles south-west of Birmingham city centre.

Bristol Road forms part of the A38, one of Birmingham's principal arterial routes, providing direct access into the city centre and south towards Northfield, Longbridge and Junction 4 of the M5 motorway. The nearby A441 Pershore Road and A4040 Outer Circle Road provide convenient connections to the wider Birmingham conurbation.

Selly Oak Railway Station is within close proximity and provides regular services to Birmingham New Street, while numerous bus routes operate along Bristol Road. The property is also well placed for the University of Birmingham, Queen Elizabeth Hospital Birmingham and the wider Selly Oak Shopping Park.

The surrounding area comprises a busy mixture of retail, leisure, residential and student accommodation, with high levels of passing traffic and a substantial local catchment.



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.

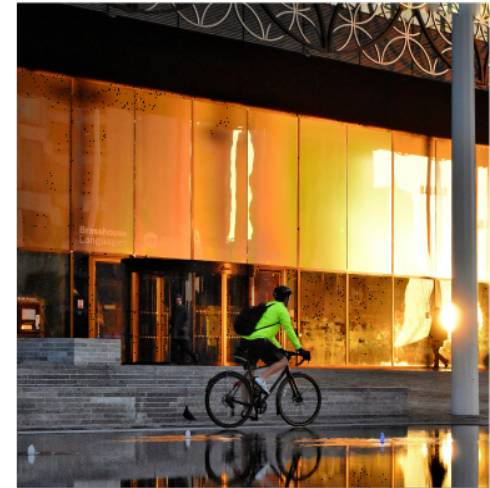
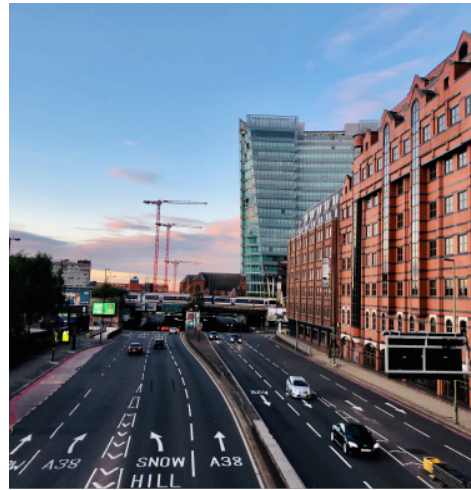
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

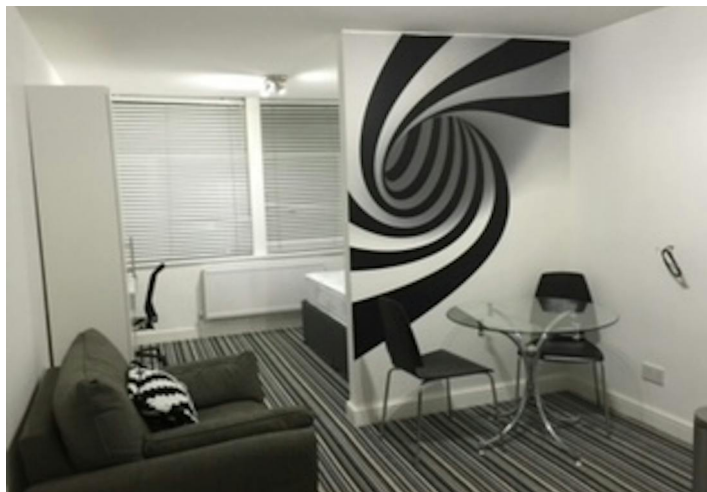
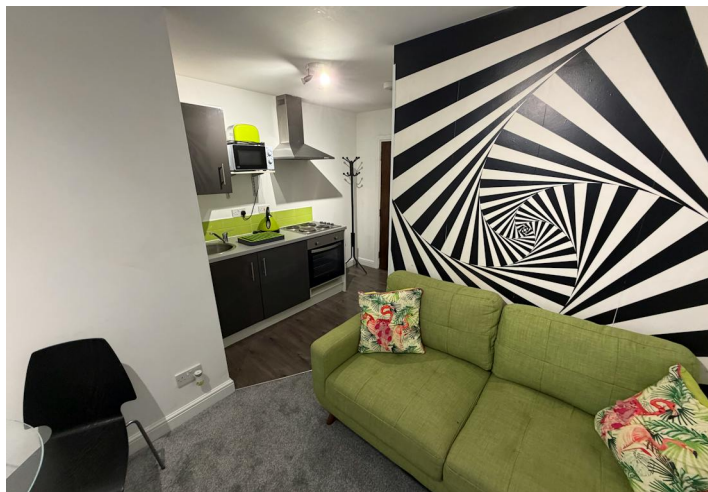
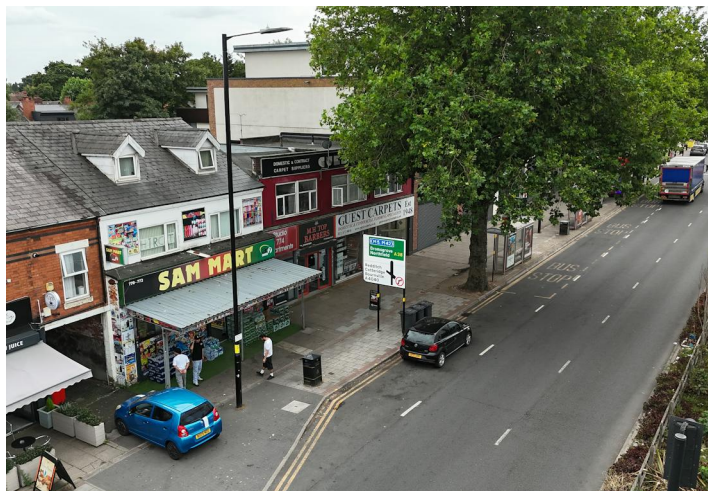
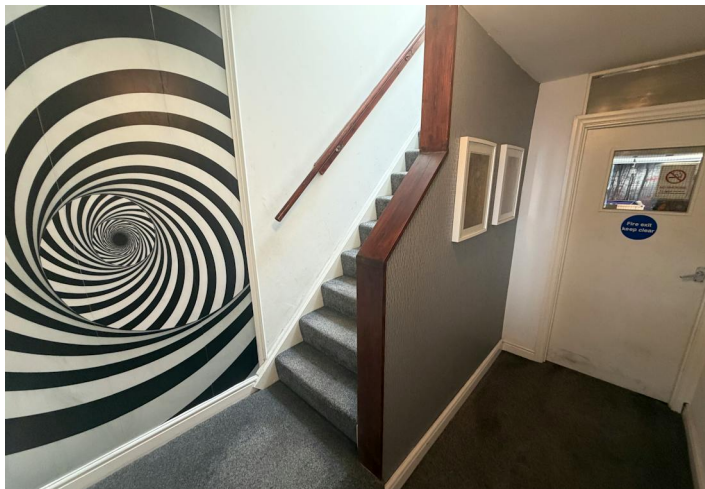
Central location, global reach: A strategic location offers quick train connections:

- 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!





SERVICES

We understand that the building benefits from all mains services.

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

EPC

EPC data can be found at:

<https://find-energy-certificate.service.gov.uk/find-a-certificate>

TENANCY SCHEDULE

A full tenancy schedule is available via the agent.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £900,000

EPC

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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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