48–48A High Street | Erdington | Birmingham | B23 6RH

Freehold mixed use investment on prominent high street

Offers in the region of: £475,000

- Prominent corner High Street position
- Freehold ownership
- Three separate income-producing units
- Ground floor retail premises
- One-bedroom apartment
- Two-bedroom apartment
- Passing rent of £38,600 per annum
- Estimated Rental Value of £42,600 per annum
- Reversionary Yield of 8.97%

FOR SALE

Location | Gallery | Contact

FHP
fhp.co.uk

The Opportunity

A prominent freehold mixed-use investment occupying a highly visible corner position in the heart of Erdington town centre. The property comprises a ground floor retail premises together with two self-contained residential apartments, all producing income.

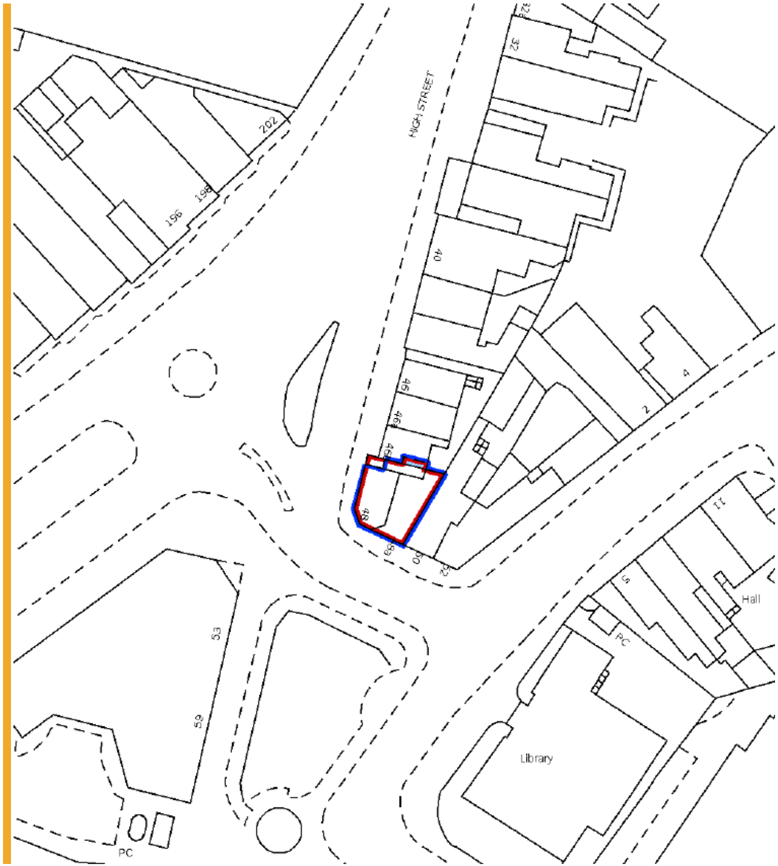
The investment currently produces a passing income of £38,600 per annum, with an estimated rental value of £42,600 per annum, providing an attractive opportunity for future rental growth.

Location

The property occupies one of the most prominent positions within Erdington Town Centre, approximately five miles north-east of Birmingham City Centre.

Erdington is an established suburban commercial centre with excellent road and rail connections, serving a substantial residential catchment.

The property benefits from direct access to the A5127 Sutton New Road, with Junction 6 of the M6 motorway approximately two miles away. Erdington Railway Station is within walking distance, providing regular services to Birmingham New Street and Lichfield. Nearby occupiers include Lidl, Greggs, Costa Coffee, Boots, KFC, Iceland, Halifax, Nationwide and numerous independent retailers.



Description

The property occupies a highly prominent corner position fronting High Street and Sutton New Road within Erdington Town Centre.

The ground floor comprises a well-presented retail premises currently occupied as an established off-licence, benefitting from a modern glazed frontage, open-plan sales area, ancillary storage and staff accommodation. The upper floors comprise two self-contained residential apartments, independently accessed from the High Street.

- Flat 48A comprises a modern one-bedroom apartment
- Flat 48B comprises a spacious two-bedroom apartment

The residential accommodation provides secure additional income alongside the commercial tenancy, creating a balanced and diversified investment.

Asset Management Opportunity

The property currently produces a passing income of £38,600 per annum, compared to an estimated rental value of £42,600 per annum.

This presents an opportunity to increase annual income by approximately £4,000 per annum, representing a rental uplift of around 10.4%. The investment therefore provides both immediate income and clear medium-term reversionary potential through future lease events and market rental growth.

Accommodation Schedule

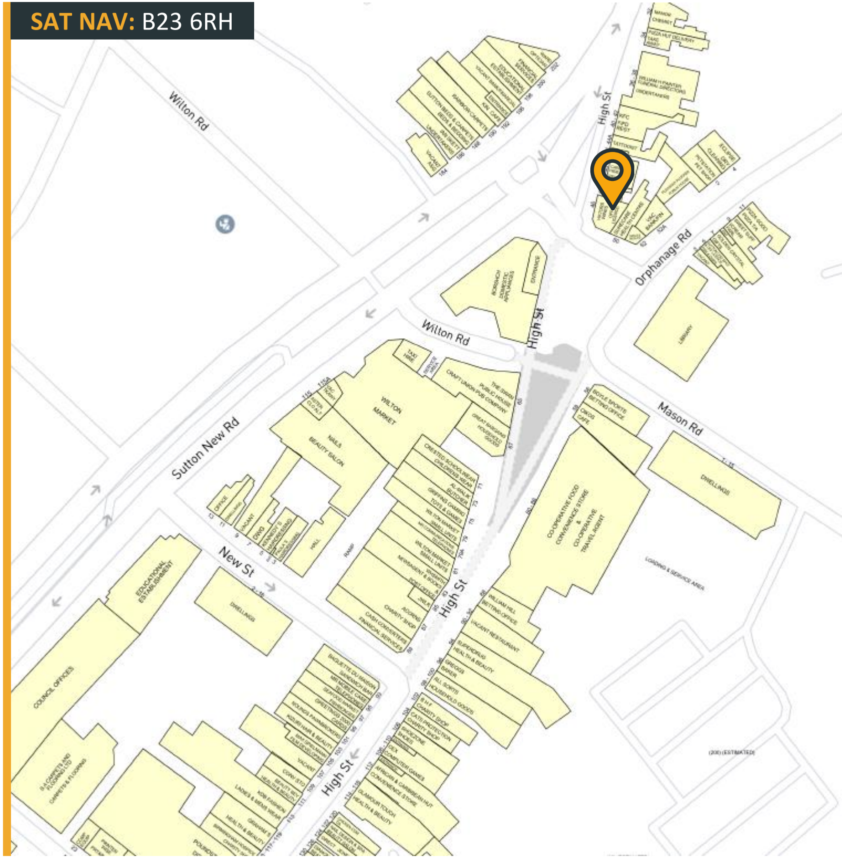
Unit	Use	Current Rent	ERV
GF shop	Commercial	£20,000 per annum	£22,500 per annum
Flat 48A	1 x bedroom apartment	£9,600 per annum	£9,900 per annum
Flat 48B	2 x bedroom apartment	£9,000 per annum	£10,200 per annum
	Total	**£38,600 per annum**	**£42,600 per annum**

Investment Metrics

Description	Figure
Guide price	£475,000
Passing income	£38,600 per annum
Estimated Rental Value	£42,600 per annum
Gross initial yield	8.13%
Reversionary yield	8.97%
Net initial yield	7.79%

VAT

The commercial element of the property has been elected for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC), subject to the purchaser satisfying the relevant HMRC conditions. Interested parties should rely on their own professional advice regarding the VAT treatment of the transaction.



Business Rates

Ground Floor Retail

Rateable Value from April 2026: £26,000

(Purchasers are advised to undertake their own enquiries of Birmingham City Council)

EPC

Energy Performance Certificates are available upon request.

Anti Money Laundering Legislation

FHP will be required by law to undertake identity checks and provide confirmation of the purchaser's entity in parallel with financial terms being agreed.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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