ABODE
SALES & LETTINGS

Civic Chambers, Great Cornbow, B63 3AE

£500,000

https://www.abodemidlands.co.uk

An exceptional opportunity to acquire a freehold Georgian corner property at 26–28 Great Cornbow, occupying a prominent and highly visible position in the heart of Halesowen town centre. This substantial mixed-use building offers an impressive, fully-let investment with both strong commercial and residential income streams.

The ground floor is home to a well-positioned retail/office unit, offering excellent frontage and footfall, ideal for a variety of business uses.

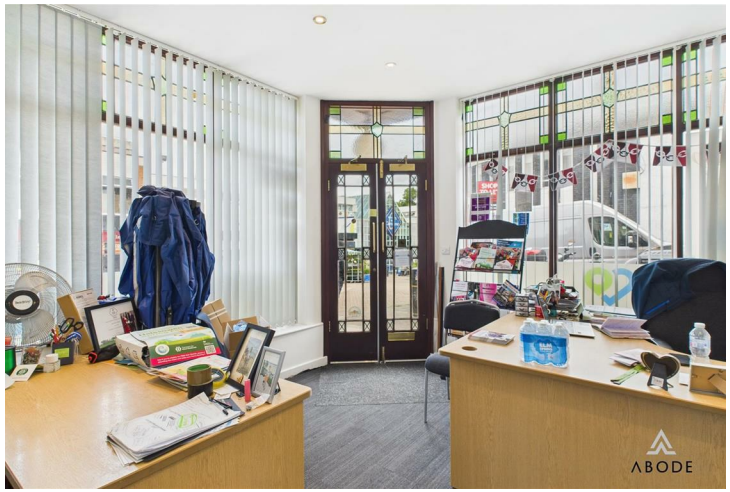
With independent rear access, the upper floors have been recently renovated to an exceptional standard, with no expense spared, and now provide four beautifully appointed apartments comprising:

- A two-bedroom ground floor apartment with access to a private rear garden
- Two high-spec one-bedroom apartments on the first floor
- A stylish top-floor one-bedroom apartment with bright, open living space

The building also benefits from rear access, a plant room, and has been meticulously maintained, making this an easy and efficient investment to manage.

The combination of a prime location, modern accommodation, and diverse income sources makes this an outstanding turn-key opportunity for buy-to-let investors or portfolio landlords.

Viewing strictly by appointment – early enquiries advised.



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ADDITIONAL INFORMATION

Currently generating £45,300 per annum, this property offers a gross yield of approximately 9.06% based on the asking price of £500,000.

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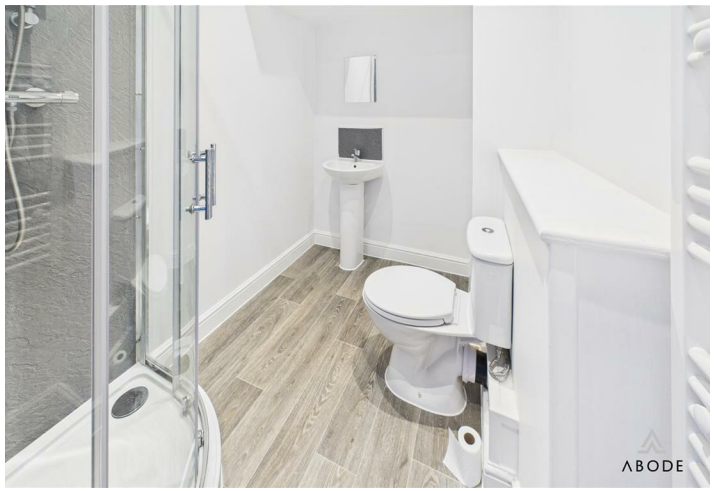
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Floor 0

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Approximate total area(1)

71.4 m²

769 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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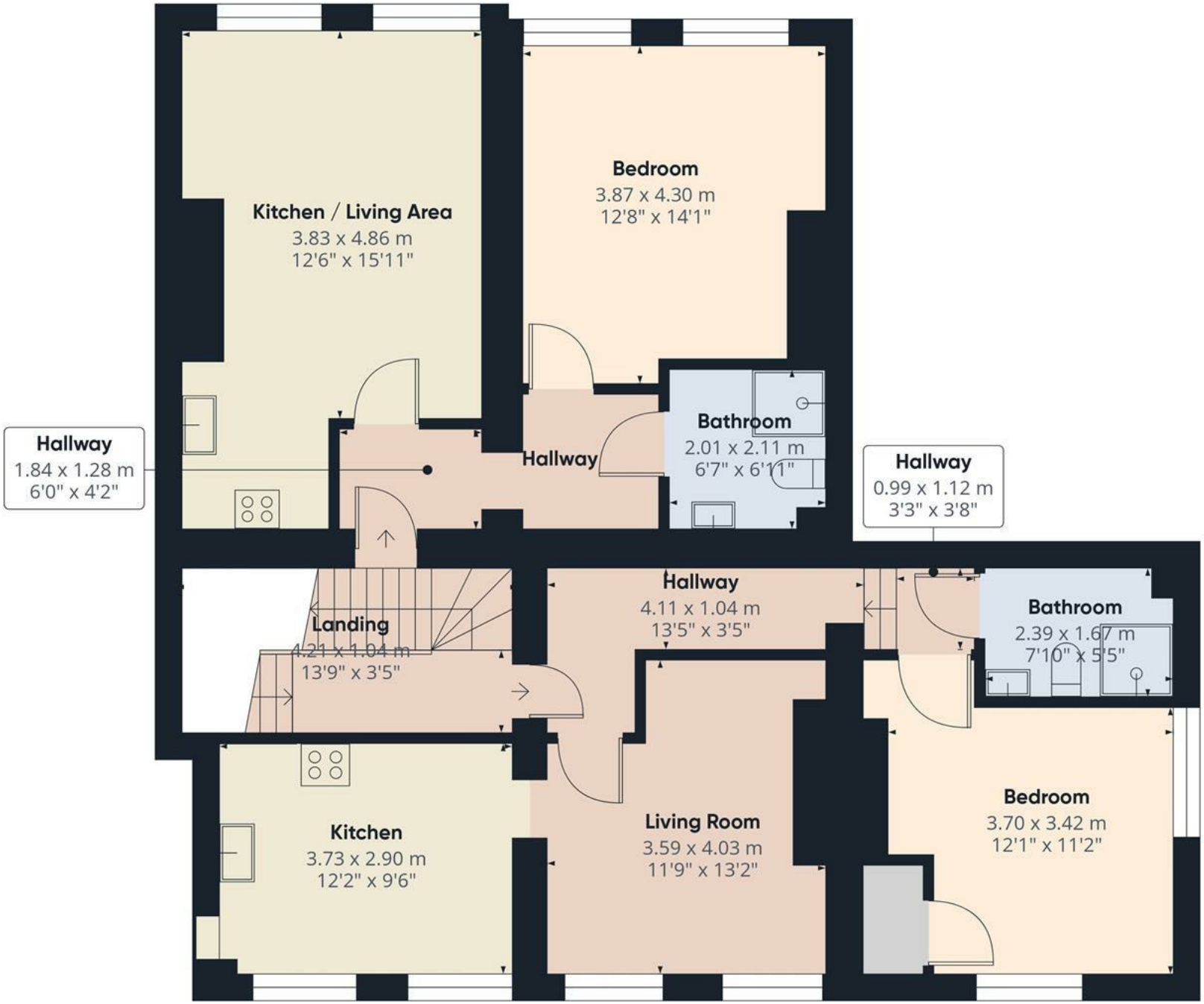

Floor 2

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Approximate total area(1)

97.4 m²

1049 ft²

(1) Excluding balconies and terraces

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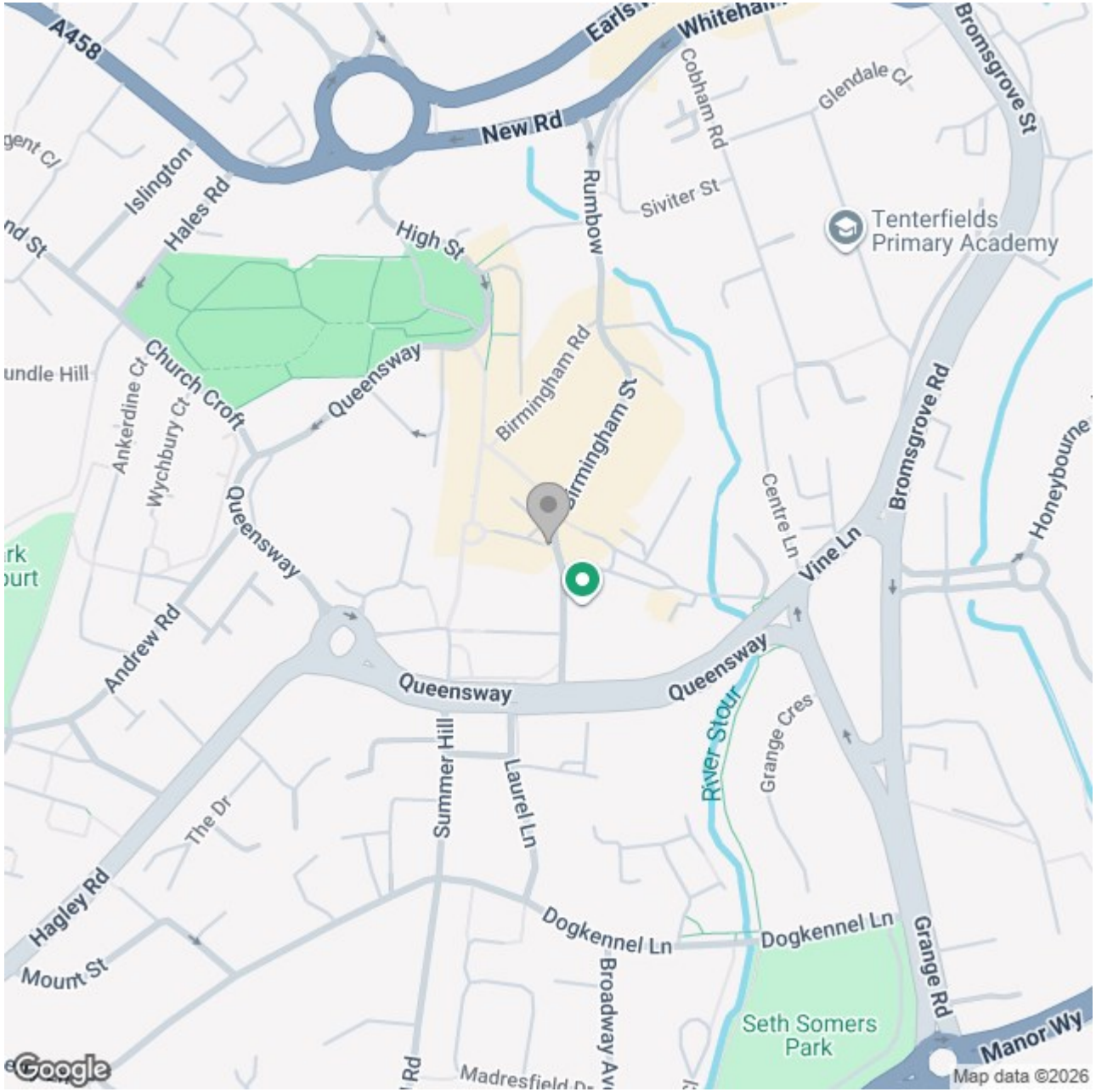

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.