

# FOR SALE

## MIXED USE INVESTMENT



# whozoo.

## KINGS HEATH

 25 Institute Road, Birmingham, West Midlands B14 7EG

Price **£1,000,000**



Property Type

**MIXED USE**



Size

**6,167 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**BIRMINGHAM**



Planning Granted

**NO**



Existing Use

**E/C3**

### Tenanted



YES

### Local Train Stations



Bournville (1.6 miles)  
Yardley Wood (1.7 miles)  
Hall Green (1.9 miles)

### Local Amenities



Sainsbury's (0.3 miles)  
Moseley Gold Club (0.4 miles)  
Moseley Tennis Club (0.9 miles)

### VAT Applicable



NO

### Rateable Value

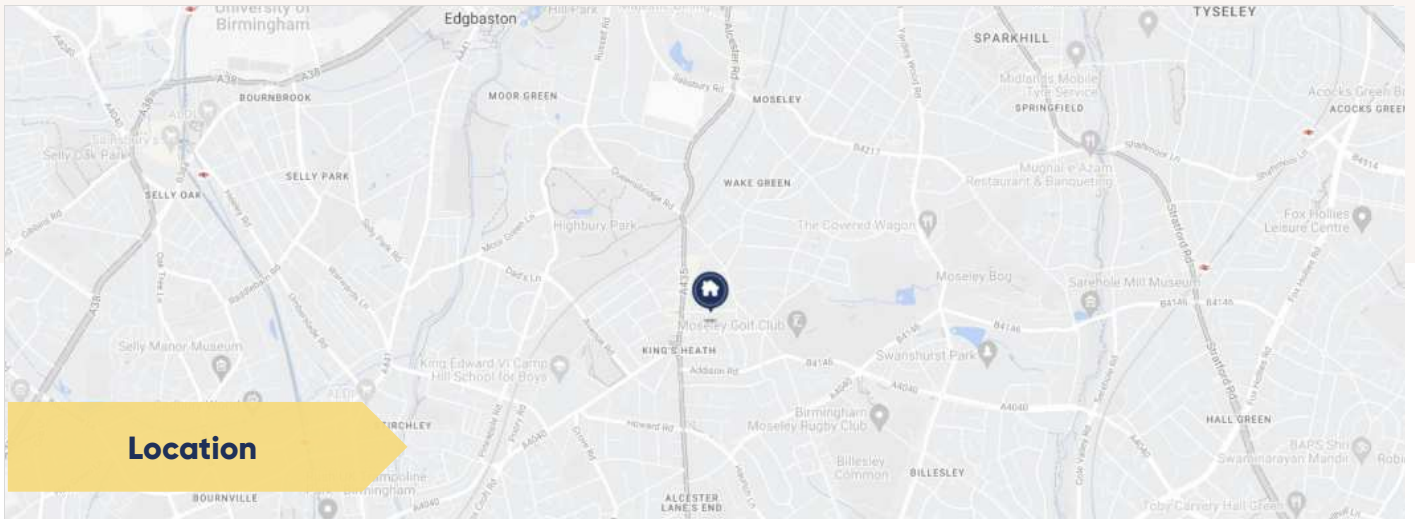


N/A

### EPC



C-E



### Additional Information

This investment opportunity features a mix of residential and commercial units, promising a robust income stream and an impressive net yield. The total annual net income is £98,100, resulting in a net yield of 9.8%.

The property includes eight studio units generating a gross monthly income of £7,340 and a net monthly income of £6,550, which amounts to an annual net income of £78,600. Additionally, there are two ground-floor commercial units, with one rented at £3,600 per annum and the other at £15,900 per annum, bringing the total annual income from the commercial units to £19,500.

There is potential to convert the commercial units into residential units, subject to planning permission, which could significantly increase the total rental income. The property is available for sale either as a company or an asset, providing flexibility for the investor.

## ACCOMMODATION SCHEDULE

| UNIT             | RENTAL INCOME (PCM) |
|------------------|---------------------|
| UNIT 1           | £950                |
| UNIT 2A          | £695                |
| UNIT 2B          | £695                |
| UNIT 3           | £850                |
| UNIT 4           | £850                |
| UNIT 5           | £825                |
| UNIT 6           | £825                |
| UNIT 7           | £825                |
| UNIT 8           | £825                |
| FRONT COMMERCIAL | £300                |
| REAR COMMERCIAL  | £1,325              |
| <b>TOTAL</b>     | <b>£7,340</b>       |

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