



Sanderson
Weatherall

FOR SALE Freehold Residential Investment



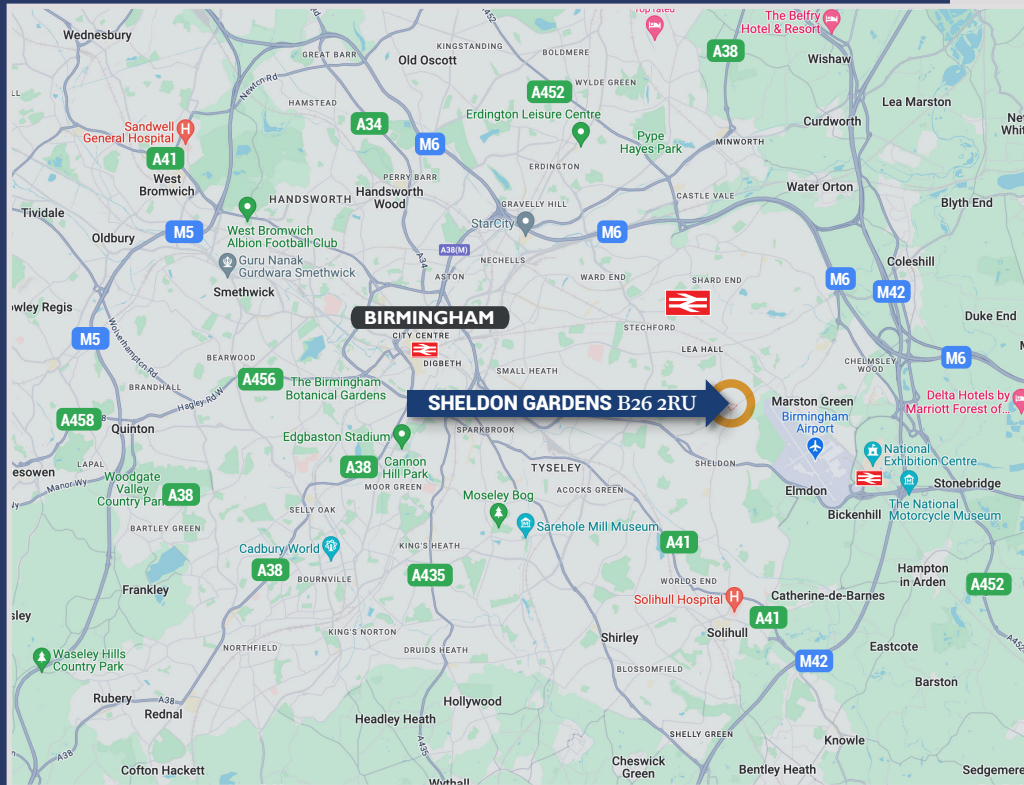
- An opportunity to acquire the freehold interest in **14 two bedroom flats** in a modern apartment block.
- Ample on site car parking.
- 100% let on AST's with circa 43% of income derived from Aspect Housing Ltd.
- Current total rent £109,080 per annum.
- Permission in principle for further development.

Sheldon Gardens, 492, Sheldon Heath Road, **Birmingham**, B26 2RU



sw.co.uk

Location



The property is located in Sheldon, a suburb of Birmingham, approximately 7 miles to the south east of the city centre and bordering on Garretts Green to the north.

The property fronts the eastern side of Sheldon Heath Road, just to the north of the roundabout junction of Sheldon Heath Road, Brays Road, The Radleys and Church Road.

The area comprises a mix of residential and retail uses, the latter of which are concentrated around the road junction.

The property is situated on at main bus route into both Birmingham City Centre and Solihull Town Centre. The National Exhibition Centre and Birmingham International Airport are approximately 4 miles east.

Site

created on edozo



Description

The property comprises a three story building built circa 2014/15 with rendered elevations, comprising 14 x 2 bedroom flats arranged over first and second floors. Please note that the ground floor retail units have been sold off on a long leasehold basis at peppercorn rents.

A covered driveway leads through part of the ground floor directly from Sheldon Heath Road, onto a tarmacadam surfaced rear car park, with approximately 30 marked parking spaces.

We understand that the total floor area in respect of the residential accommodation is approximately 7,798 sq ft. There are seven flats on the first floor and seven flats on the second floor. All flats are finished to a similar specification to include kitchens with integrated electric ovens, hood and hobs and fitted with wall and base units. Bathrooms are all fitted to a similar modern standard with some bedrooms, having ensuite bathrooms.

Red line —
Freehold Area

Aerial view



SHELDON GARDENS B26 2RU

Accommodation

Flat type A – 6no. flats with two bedrooms and two bathrooms each have a floor area of **52.15 sq m (561 sq ft)**.

Flat type B – 8no. flats with two bedrooms and one-bathroom have a floor area of **51.47 sq m (554 sq ft)**.

The **GIA** for the 14 flats is **725.27 sq m (7,798 sq ft)**.

LEASE DETAILS

| Apartment | Rent PCM | Tenant |
|--------------|-------------------|------------------------|
| 1 | £600.00 | Private individual |
| 2 | £700.00 | Aspect Housing Limited |
| 3 | £575.00 | Private individual |
| 4 | £615.00 | Private individual |
| 5 | £600.00 | Private individual |
| 6 | £600.00 | Private individual |
| 7 | £600.00 | Private individual |
| 8 | £700.00 | Aspect Housing Limited |
| 9 | £650.00 | Private individual |
| 10 | £700.00 | Aspect Housing Limited |
| 11 | £700.00 | Aspect Housing Limited |
| 12 | £700.00 | Aspect Housing Limited |
| 14 | £650.00 | Private individual |
| 15 | £700.00 | Aspect Housing Limited |
| Total | £9,090 pcm | (£109,080 pa) |

Services

We understand the property has access to all mains services. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or can be provided.

VAT

The property is not opted to tax.

Legal Costs

Each party is to bear their own costs as part of any transaction.

Energy Performance Certification

EPCs are available on request. All apartments have a 'C' rating.

Planning

Interested parties should make enquiries with the planning department of **Birmingham City Council**. As regards planning history, we are aware of the following:

Application Reference: **2012/08537/PA**. Erection of 2 x retail units with 14 x two bedroom flats above. Application granted 21st March 2013.

Application Reference: **2021/04282/PA**. Permission in principle for the proposed extension to the existing apartment block to create additional apartment buildings. The amount of development shall be within the minimum to maximum of 7-9 apartments within a three storey building. Application granted 15th December 2021.

Tenure

The property is held freehold under title number **WM841698**.

Price

The property is offered **for sale by public auction on behalf of LPA Receivers** in conjunction with our joint agents **Cottons** on **14th February 2024**. The guide price is **£1,695,000**. No warranties or guarantees will be offered by the vendor as is typical in such instances of sales by Receivers.

Contacts



Sanderson Weatherall

For further information or to arrange a viewing, please contact:

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