



5, 5a, 6, 6b, 6c High Street, Rowley Regis B65 0DT,
166, 167, 168, 169, Halesowen Street, Rowley Regis B65 0ES and
Flats 1-7 Eley Court Halesowen Street, Rowley Regis B65 0ES

For Sale - An investment opportunity to acquire a mixed-use development of retail shops with residential accommodation above fronting both High Street and Halesowen Street in Blackheath town centre.

Offers in the region of £1,500,000



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For Sale - An investment opportunity to acquire a mixed-use development of retail shops with residential accommodation above fronting both High Street and Halesowen Street in Blackheath town centre.

The projected total income when fully let will be £139,380 per annum.

ACCOMMODATION

The accommodation briefly comprises:-

RETAIL UNITS:-

NO. 5 HIGH STREET – Ground floor lock-up shop

RETAIL AREA: Frontage: 4.73m max. (3.83m min. width) x 7.22m plus bay

With display window and central entrance door, sink unit to the rear bay.

WASHROOM: with w.c. and wash hand basin.

NO. 6 HIGH STREET – Ground floor lock-up shop

RETAIL SHOP AREA: (Front): 3.45m x 7.35m

SEPARATE W.C. and wash hand basin.

NO. 166 HALESOWEN STREET

RETAIL SHOP AREA: (Front): 4.47m wide x 9.06m

KITCHENETTE/LOBBY: 3.36m x 1.59m

Base unit with sink.

SEPARATE W.C.

NO. 167 HALESOWEN STREET

RETAIL SHOP AREA: 4.02m min. (4.06m max.) x 9.30m

KITCHENETTE/LOBBY:

3.00m x 1.57m

Base unit with sink.

SEPARATE W.C.

NO. 168 HALESOWEN STREET

RETAIL SHOP AREA: (Front): 4.29m x 9.18m

KITCHENETTE/LOBBY: 3.09m x 1.68m

Base unit with sink.

SEPARATE W.C.

NO. 169 HALESOWEN STREET

RETAIL SHOP AREA: (Front): 3.63m max. width x 7.77m depth

SEPARATE W.C.

RESIDENTIAL FLATS

FLATS 1 – 5 (Maisonettes)

ALL APPROACHED VIA AN EXTERNAL STAIRCASE WITH MAIN FRONT DOORS AT FIRST FLOOR LEVEL KITCHEN, LIVING/DINING ROOM, W.C. AND STORE STAIRS TO FIRST FLOOR BEDROOM, SHOWER ROOM AND STORE.

FLAT 5A (FIRST FLOOR)

LIVING/DINING/KITCHEN, BEDROOM WITH ENSUITE SHOWER ROOM

FLAT 6B (FIRST FLOOR)

LIVING/DINING/KITCHEN, BEDROOM & BATHROOM

FLAT 6C (SECOND FLOOR)

KITCHEN/DINING/LIVING, BEDROOM, BATHROOM & STUDY

FLAT 6 (FIRST FLOOR – STUDIO APARTMENT)

STUDIO FLAT WITH LARGE OPEN-PLAN LIVING SPACE, KITCHEN, WALK-INWARDROBE AND SHOWER ROOM.

FLAT 7 (FIRST FLOOR – STUDIO APARTMENT)

STUDIO FLAT WITH LARGE OPEN-PLAN LIVING SPACE, KITCHEN, WALK-INWARDROBE AND SHOWER ROOM.

OUTSIDE

SHARED COURTYARD PROVIDING ACCESS FROM HIGH STREET AND HALESOWEN STREET INCLUDING METER CUPBOARD AND STAIRCASE TO RESIDENTIAL ACCOMMODATION. THE BIN STORE WILL BE INCLUDED IN THE LONG LEASEHOLD OF THE SHOP RETAINED BY THE VENDOR (6A HIGH STREET) (SEE NOTE 2).

TENURE

We understand the property is held freehold.

COMMERCIAL PROPERTIES

No. 5 - 3 year lease from August 2022 - Rent £8,950 pa

No. 6 - 6 year lease from September 2023 -

Rent £9,500 pa with rent review after 3 years

No. 166 - 6 year lease from July 2021 - Rent reviewed in 2024 to £12,200 pa

No. 167 - 3 year lease from April 2024 - Rent £11,000 pa

No. 168 - 6 year lease from August 2021 - Rent reviewed in August 2024 to £11,000 pa

No. 169 - 3 year lease from August 2024 - Rent £8,250 pa

Annual Income of Commercial Properties: £60,900

All commercial properties let on an internal repairing basis including shop fronts and shutters

All residential flats are let on assured shorthold tenancies.

Flat 1 - £8,160 pa
Flat 2 - £8,160 pa
Flat 3 - £7,800 pa
Flat 4 - £8,160 pa
Flat 5 - £8,160 pa
Flat 6 - available at £7,200 pa
Flat 7 - to be made available at £7,200 pa
Flat 5A - £7,680 pa
Flat 6B - £8,160 pa
Flat 6C - Let at £8,760 pa as of 1st March 2025

Annual Projected Income of Residential Flats when fully let and agreed increases implemented: £78,480

TOTAL COMBINED INCOME: £ 139,380 PER ANNUM (when flats fully let and increases implemented)

SERVICE CHARGE

A service charge is levied in respect of communal waste disposal, cleaning of the common yard, CCTV surveillance and building insurance.

As soon as practicable after each Accounting Date, the landlord will prepare an account showing the Service Cost for that Financial Year and containing a fair summary of expenditure and will send a copy of the account to the tenant.

Copy of the most recent service charge budget can be provided upon request.

SERVICES

No. 5 – Mains electric and water.
No. 6 - Mains electric and water.
No. 166 - Mains electric and water.
No. 167 - Mains electric and water.
No. 168 - Mains electric and water.
No. 169 - Mains electric and water.
Flat 1 Eley Court - Mains electric, gas and water.
Flat 2 Eley Court - Mains electric, gas and water.
Flat 3 Eley Court - Mains electric, gas and water.
Flat 4 Eley Court - Mains electric, gas and water.
Flat 5 Eley Court - Mains electric, gas and water.
Flat 6 Eley Court - Mains electric and water.
Flat 7 Eley Court - Mains electric and water.
Flat 5A - Mains electric and water.
Flat 6B - Mains electric and water.
Flat 6C - Mains electric and water.

The Agents have not tested any apparatus equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

RETAIL SHOPS RATING ASSESSMENT

No. 5 – £4,950 (From 1st April 2023)
No. 6 - £5,000 (From 1st April 2023)
No. 166 - £4,650 (from 1st April 2023)
No. 167 - £4,250 (from 1st April 2023)
No. 168 - £4,650 (from 1st April 2023)
No. 169 - £4,650 (from 1st April 2023)

RESIDENTIAL COUNCIL TAX BAND

Flat 1 - A
Flat 2 - A
Flat 3 - A
Flat 4 - A
Flat 5 - A
Flat 5A - A
Flat 6 - A
Flat 6B - A
Flat 6C - A
Flat 7 - A

Where provided the Agent has made an online enquiry with the Valuation Office website and this information should be verified by interested parties making their own enquires.

ENERGY PERFORMANCE

No. 5 – E (101) – Valid until 28 May 2028
No. 6 – E (118) – Valid until 29 March 2026
No. 166 – C (60) – Valid until 11 February 2026
No. 167 – C (61) – Valid until 11 February 2026
No. 168 – C (65) – Valid until 11 February 2026
No. 169 – C (62) – Valid until 11 February 2026
Flat 1 – B (82) – Valid until 1 March 2026
Flat 2 – B (85) - Valid until 1 March 2026
Flat 3 – B (85) – Valid until 1 March 2026
Flat 4 – B (85) – Valid until 1 March 2026
Flat 5 – B (82) – Valid until 1 March 2026
Flat 5A – C (70) – Valid until 12 March 2030
Flat 6 – C (79) – Valid until 1 March 2026
Flat 6B – E (46) – Valid until 11 December 2028
Flat 6C – E (49) – Valid until 5 February 2029
Flat 7 – C (79) – Valid until 1 March 2026

Copies of Energy Performance Certificates available upon request.

FIXTURES AND FITTINGS

All residential flats include fitted kitchens with oven, hob and extractor hood.

VAT

All figures quoted are exclusive of VAT where applicable.

MONEY LAUNDERING REGULATIONS:

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following -

1. Satisfactory photographic identification.
2. Proof of address/residency.
3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co reserves the right to obtain electronic verification of identity.

VIEWING

Strictly by prior appointment through Agents Scriven & Co. Commercial on 0121 422 4011.

NOTE:

1. Information was correct as at 10th February 2025

This is subject to change should tenants vacate or tenancies be renewed.

2. The vendor currently occupies number 6a High Street, Rowley Regis (hatched grey on the enclosed plan). On completion of any sale, there will be a lease back in relation to 6a for a term of 125 years at a peppercorn ground rent (with no restriction on the sale or subletting of the said leasehold interest). The leaseholder will continue to pay a fair proportion of the service charge and be responsible for internal and external repairs.

(Details revised 10th February 2025)

Important notices

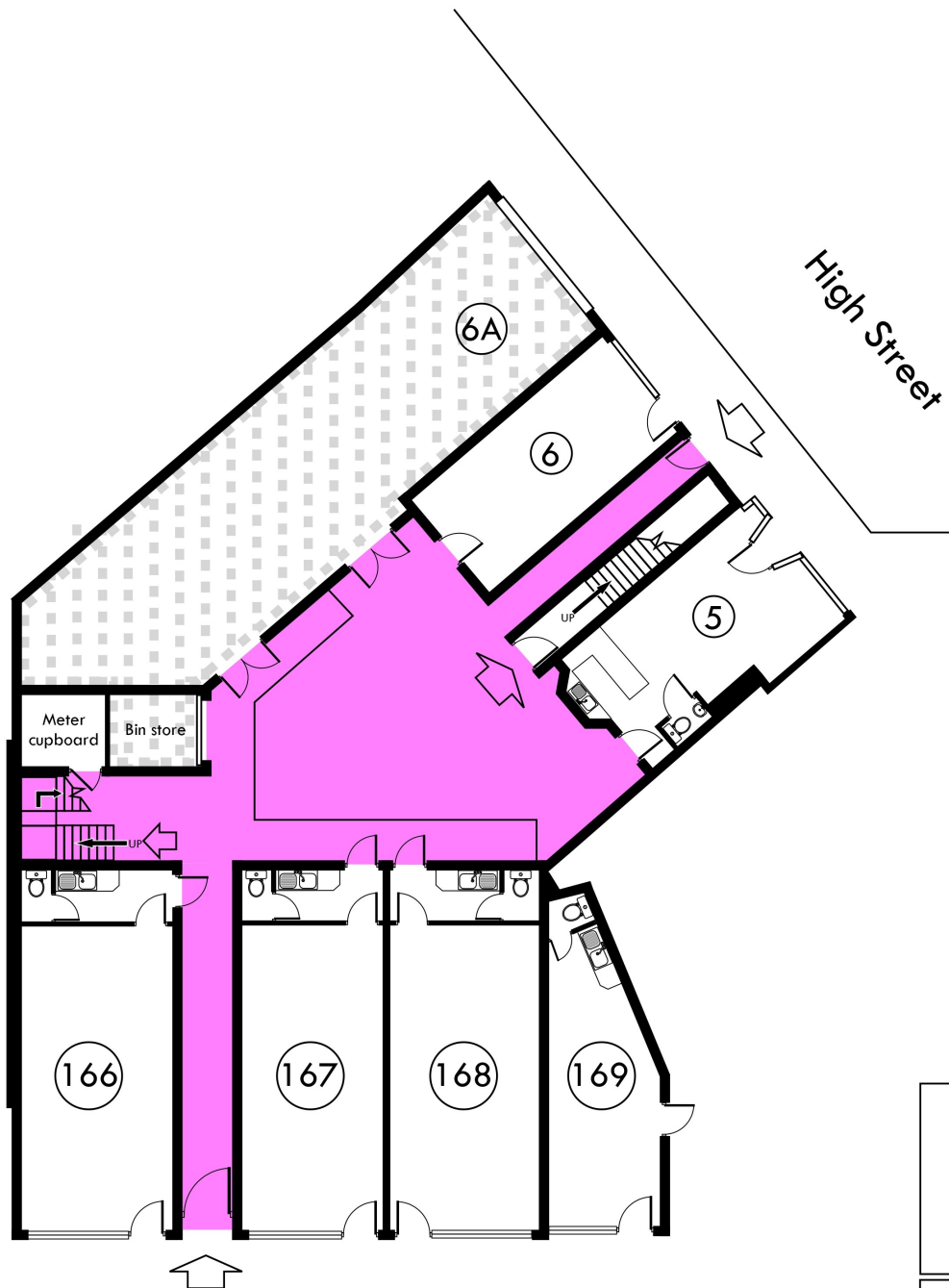
The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating**

Assessments : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



Site/floor plans
For illustration purposes only.

Not to scale.

GROUND FLOOR



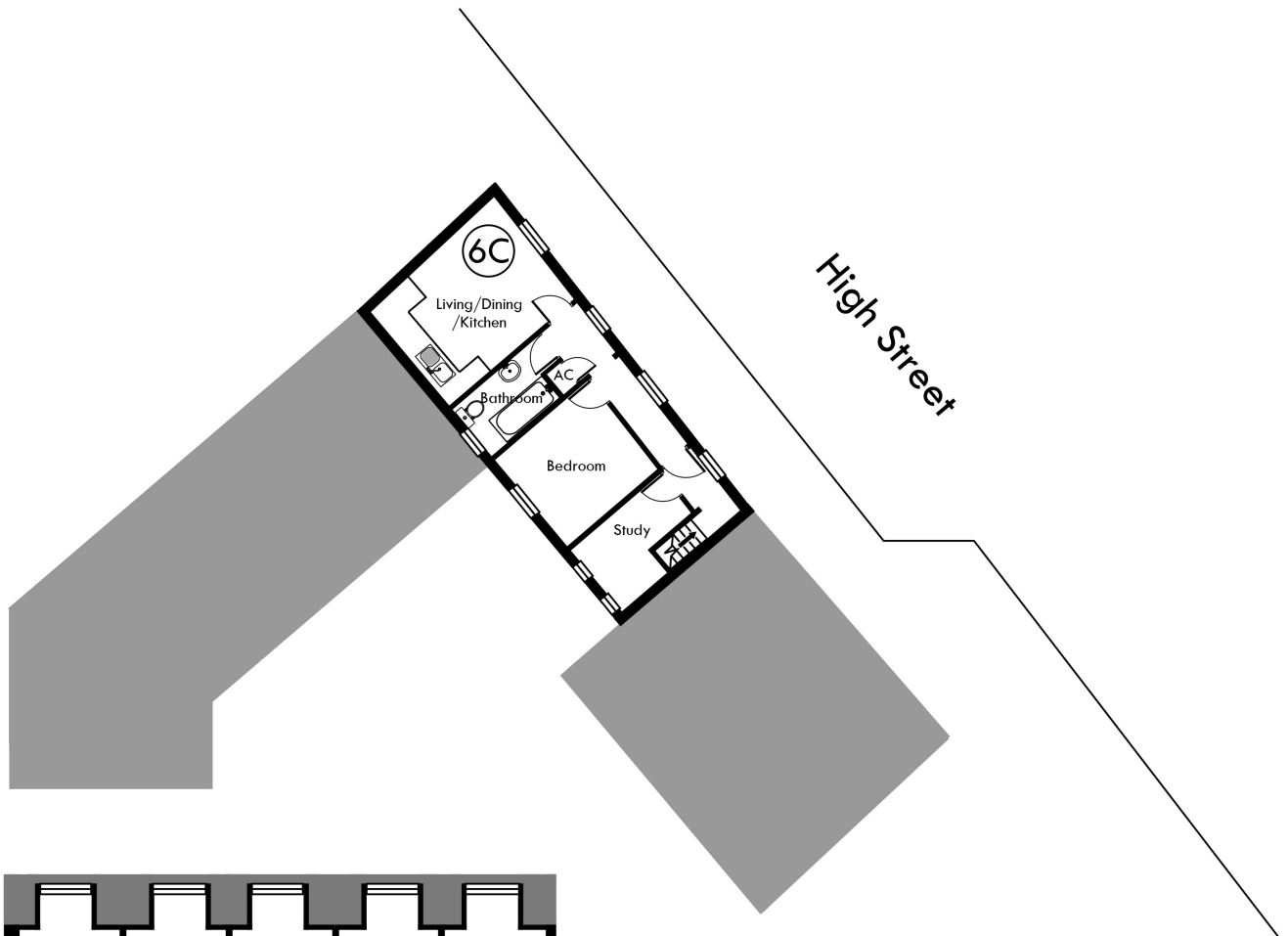
Site/floor plans
For illustration purposes only.

Not to scale.

FIRST FLOOR

Halesowen Street

High Street



Site/floor plans
For illustration purposes only.

Not to scale.

SECOND FLOOR



Landing fronting Maisonettes - note: photograph may not reflect current condition



Rear courtyard - note: photograph may not reflect current condition



Typical design/layout and finish of Studio apartments
note: condition of accommodation may have changed



Typical design/layout and finish of Studio apartments
note: condition of accommodation may have changed



Typical design/layout of shower rooms within Maisonettes
note: condition of accommodation may have changed



Typical design/layout of kitchens within Maisonettes
note: condition of accommodation may have changed



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- Email: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated by RICS



Design/layout of flat 6c High Street
note: condition of accommodation may have changed