



FOR SALE

OIRO £350,000

Fully let mixed-use investment with strong income, 7.5% yield and long-established commercial tenant.

- Freehold mixed-use investment property
- Fully tenanted producing £26,100 per annum
- Approx. 7.5% yield
- Ground floor chip shop let at £1,175 pcm
- First floor three-bedroom flat let at £1,000 pcm
- Separate residential access
- Rear access with garage and storage



Olton Blvd E, Acocks Green

DESCRIPTION

Property Pro are pleased to present this freehold mixed-use investment property located at 17 Olton Boulevard East, Acocks Green, Birmingham. The property is fully let and provides an immediate and stable income stream, making it an attractive opportunity for investors.

The ground floor is occupied by an established chip shop, currently let with approximately three years remaining on the lease. The accommodation comprises a front shop area, kitchen and preparation spaces, along with ancillary storage, W.C. facilities and a rear garage used for additional storage.

The first floor comprises a spacious three-bedroom flat, accessed independently via the rear. The accommodation includes a reception room, kitchen, bathroom and three bedrooms, with the added benefit of a balcony area.

The property benefits from rear access and is fully tenanted, generating a combined income of £26,100 per annum, reflecting an approximate 7.5% yield, with potential for future rental growth.

LOCATION

The property occupies a prominent position on Olton Boulevard East in Acocks Green, a well-established suburban location in Birmingham. The area benefits from a strong mix of residential housing and local retail, supporting consistent demand for both commercial and residential occupiers.

The location provides excellent connectivity via the nearby A45 Coventry Road, offering direct access to Birmingham City Centre, Solihull and Birmingham Airport. Regular bus routes and nearby rail links further enhance accessibility.

TENURE/PRICE

The property is offered freehold at an asking price of £350,000. The investment is fully tenanted, producing a total income of £26,100 per annum.

VAT

We are advised that VAT is not applicable. Interested parties should verify this position independently.

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LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

BUSINESS RATES

Business rates are to be confirmed. Interested parties must satisfy themselves as to the current rating assessment and any rates payable by making their own enquiries with Birmingham City Council.

AML

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Strictly by prior appointment with sole agents, Property Pro.

CONTACT DETAILS

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