



High Street, Erdington, Birmingham



Property Description

Positioned directly on Erdington High Street, this semi-commercial freehold offers a stable, high-yielding investment with multiple income streams and strong future upside. The building is arranged with a ground-floor retail unit currently occupied under a five-year lease, and two self-contained one-bedroom flats above, each accessed independently.

The retail space benefits from the consistent footfall of Erdington's main commercial street. A stretch that blends national retailers, long-standing independents, major bus routes, and the local high streets in the North Birmingham area. Tenant demand remains high here because the High Street acts as the primary service hub for surrounding roads such as Chester Road, Gravelly Lane and Sutton New Road,

Both residential units above the shop are already income-producing and offer flexible long-term potential. They can remain as buy-to-let assets, be upgraded for stronger rental premiums, or be repositioned later depending on planning appetite in the area. Their separation from the commercial element ensures clean tenancy management and clear accounting for any investor.

With a combined annual rental income of approximately £38,600, the property delivers an attractive yield profile for a hands-off investor seeking a ready-made mixed-use asset in an established high-street location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the

chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Shop

40' 8" x 14' 5" (12.40m x 4.39m)

Rear Area

14' 6" x 11' 2" (4.42m x 3.40m)

Store

Storage

18' 1" x 10' 2" (5.51m x 3.10m)

Lounge/Diner

16' 9" x 14' 6" (5.11m x 4.42m)

Bedroom

12' 10" x 10' 11" (3.91m x 3.33m)









Total floor area 149.1 m² (1,605 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207694



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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