

Victoria House, 966-972 Bristol Road South, Birmingham, B31 2PE



**FOR SALE**

Freehold, Mixed Use Investment Property  
Generating £44,196 p.a. / Significant Asset Management Opportunity

### Location

The property occupies a prominent position fronting Bristol Road South (A38) at its junction with Sylvan Avenue in the Northfield area of Birmingham,

Bristol Road South is a main arterial route serving Birmingham City Centre from the south west some 5 miles distant.

The property is situated within a mixed residential and commercial locality with various shopping parades close by, benefiting from excellent transport links with regular bus services and being within walking distance from Northfield Train Station.

### Description

The property comprises a substantial mixed-use building with ground floor offices and two upper levels of residential accommodation.

The ground floor is let to a firm of solicitors who occupy the whole ground floor along with an outbuilding.

The upper level comprises 4x flats being 2x 3 bed and 2x 2 bed with separate lounge, kitchen and bathrooms. All flats are let on ASTs to long standing tenants.

The property benefits from a secure rear car park with gated access off Sylvan Avenue as well as having forecourt car parking and a large area provided to the side of the building.

### Opportunity

The property currently generates an annual income of £44,196.

We believe there is significant scope to asset manage the property to increase the rental by:

- Increase the residential rentals to market value
- Add an additional floor, subject to planning
- Extend the rear of the property, subject to planning
- Re-development of the whole site, subject to planning

### Tenancy Information

#### Ground Floor

Let to Carvill & Johnson Solicitors Limited on a 3-year IRI lease from 1st May 2018 at £22,056 per annum

#### First Floor

Flat 1 - 3 Bed Flat let at £6,000 per annum on an AST

Flat 2 - 2 Bed Flat let at £5,700 per annum on an AST

#### Second Floor

Flat 3 - 3 Bed Flat let at £5,200 per annum

Flat 4 - 2 Bed Flat let at £5,200 per annum

### Proposal / Tenure

We are instructed to seek offers in the region of £625,000 for the freehold interest, subject to contract.

### VAT

We understand that VAT is not payable on the purchase price.

### Legal Costs

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

### Energy Performance Certificate

EPC Rating - D 94

### Viewings

Strictly via the sole selling agent Siddall Jones on:  
**0121 638 0500**

