

260A & 260B GOSPEL LANE

ACOCKS GREEN

BIRMINGHAM B27 7AH

FOR SALE

GUIDE PRICE: £450,000

Attractive Mixed Use Investment Part

Let to William Hill

Currently Producing £27,500 pa

Lease to William Hill expires 10 August 2026

Situated in busy neighbourhood shopping parade

2 no. two bedroom self-contained apartments

Part completed additional apartment

Highly visible location

Potential to generate c£31,600 pa once fully let

LOCATION

The premises lie within a densely populated area, front onto Gospel Lane and are situated close to the junction with Severne Road. The property is situated within the Acocks Green district of Birmingham and is located 2 miles north of Solihull town centre.

DESCRIPTION

The investment comprises a double retail unit let to William Hill, along with two income producing self-contained apartments. Additionally, part of the property to the rear is midway through being converted into an additional one bedroom apartment.

ACCOMMODATION

Retail Unit: Gross Internal Area: 255.86 sq m (2754 sq ft)
Apartment A: Kitchen, Living/Diner, 2 Bedrooms, Bathroom
Apartment B: Kitchen, Living/Diner, 2 Bedrooms, Bathroom
Rear Apartment D: Currently Incomplete, but will comprise:
Kitchen, Living/Diner, 1 Bedroom, Bathroom

TENANCY

The retail unit is let by way of an FRI lease that expires 10 August 2026 and generates £14,500 pa. The residential units are let by way of ASTs and generate £500 and £525 pcm respectively. Once completed, the additional unit will generate c£400 pcm.

PROPOSITION

The premises are available freehold at a guide price of £450,000.



ENERGY PERFORMANCE CERTIFICATES

The premises are rates as follows:-

Retail Unit: Band C (60)

Apartment A: Band E

Apartment B: Band D

Copies of the Certificates are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

SECURITY

Proof of funding will be required before solicitors are instructed.

VAT

We understand that VAT will not be payable on the purchase price, however, interested parties are advised to make their own enquiries.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

VIEWINGS

Strictly by prior appointment with the sole selling agents:-

Centrick Commercial 0121 289 5009

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with in the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

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