

Retail in B63

Windmill Hill, Halesowen, West Midlands, B63 2BZ

£280,000 Starting Bid

Off Street parking

Property features

- Two ground floor retail units and two self-contained one-bedroom residential flats
- Full vacant possession available
- Combined potential income of
- Strong long-term capital appreciation potential
- Direct rear access

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- Flexible viewing slots
- Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

An excellent opportunity to acquire a freehold mixed-use investment property comprising two ground floor retail units and two self-contained one-bedroom residential flats arranged over the first floor. The property provides a strong and diversified income stream, making it ideal for investors seeking both commercial and residential exposure within a single freehold title.

The property was previously producing a combined rental income of £3,200 per calendar month from both retail units and both flats.

The ground floor comprises two retail shop units with prominent frontage, providing excellent visibility and suitability for a variety of retail, office, or service-based uses (subject to any necessary planning consents). One retail unit is currently operating as a builders merchant, while the other is being used as an office. The commercial element benefits from direct on-site car parking allocated to the retail units and flats, as well as a large free customer car park located to the rear of the property, providing convenient access for customers, staff, and deliveries.

The first floor comprises two fully self-contained one-bedroom flats, each with its own private kitchen and separate bathroom, offering comfortable and independent living accommodation. Both flats are well-proportioned and highly lettable, making them attractive to long-term tenants.

The properties are offered freehold with established tenancies in place, presenting a stable, income-generating mixed-use investment with built-in rental growth and strong long-term capital appreciation potential. The properties can also be made vacant on completion, subject to agreement.

Early viewing is highly recommended due to the properties being realistically priced.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intended purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sale particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included with the sale of the property.

Viewings:

Viewings are strictly by appointment through bpg ltd.

Please note we have not inspected this property.

Price: Starting Bid £280,000

Property Type: Retail

Business Type: Residential Investments

Parking: Off Street

Location

Located just 1.6 miles from Halesowen Town Centre, on an established retail parade, with local amenities like the post office and local shops within close proximity.

Accommodation

Freehold mixed-use investment property comprising two ground floor retail units and two self-contained one-bedroom residential flats arranged over the first floor. The property provides a strong and diversified income stream, making it ideal for investors seeking both commercial and residential exposure within a single freehold title.

Tenure

Freehold, title number MM192102.

EPC

Commercial (36-38) - D
36A - E
38A - E
Full reports available on request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Windmill Hill, Halesowen, West Midlands, B63 2BZ

Contact your local branch today for more information on this property:

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