



# FREEHOLD RETAIL AND FLAT INVESTMENT FOR SALE

132 Beacon Road, Great Barr, Birmingham, West Midlands, B43 7BN



1,225 SqFt (113.8 SqM) | Offers in the region of £210,000

## Key Features

- Prominent location within neighbourhood retail parade
- Fully Let Investment
- Set behind service road with off street parking
- Current income £17,900 per annum



## LOCATION

The property is located on Beacon Road (B4154), a short distance off Queslett Road (A4041) providing easy access to Scott Arms and M6 Junction 7. The shop is situated at the end of the retail parade which provides a variety of occupiers to include Nisa Local. Service road parking off Beacon Road.

Great Barr is within 6 miles to the south east of Walsall town centre and 4 miles to the west of Sutton Coldfield town centre.

## DESCRIPTION

A mixed use investment comprising a self-contained ground floor shop providing ground floor sales leading to further sales, store and WC and let to Mr B Smith trading as Pheasey Barbers on a 5 year lease at £8,000 per annum. The first / second floor 3 bed flat and garden to include a lounge and kitchen on the first floor is let on a 3 year AST agreement at £825 per calendar month.

Area	SqFt	SqM
Ground Floor Retail shop	460	42.73
First/ Second Floor Flat	765	71.07
<b>Total Floor Area</b>	<b>1,225</b>	<b>113.8</b>

## TERMS

Freehold for sale subject to the following tenancies:

**Ground floor shop** - let to Mr B. Smith on a 5 year internal repairing and insuring lease expiring 11 September 2030 at a rent of £8,000 per annum. Landlord responsible for external repair and maintenance the costs of which are recharged to the tenant.

**First/second floor flat** - let on a 3 year Assured Shorthold Tenancy agreement expiring 17 May 2027 at £825 per calendar month. £9,900 per annum.

## ASKING PRICE

Offers in the region of £210,000

## BUSINESS RATES

Ground Floor Shop - Rateable Value 2026 / 2027 - £5,500  
Flat - Council Tax Band A

Businesses may benefit from 100% business rates relief on this property. Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

## EPC

Retail Shop - Energy Performance Rating - D78.  
Flat - Energy Performance Rating - C69

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

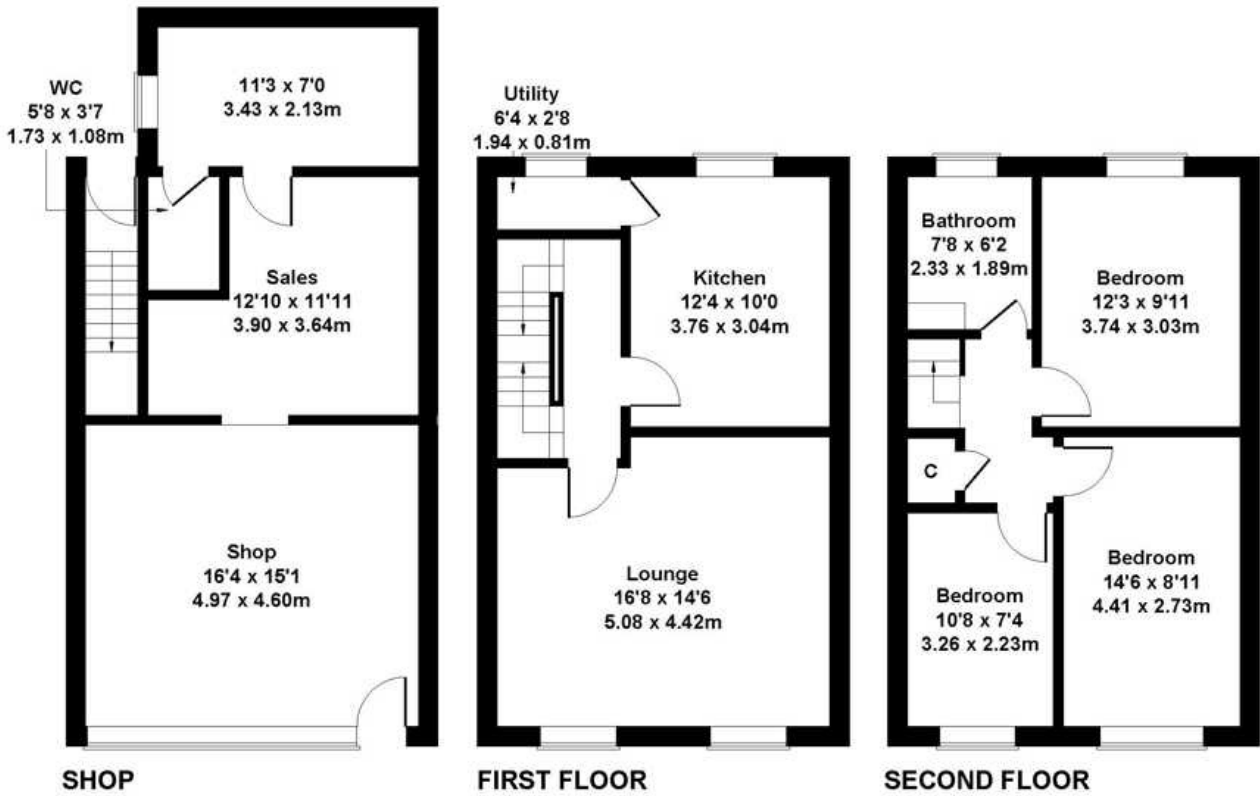
## VIEWING

Strictly by prior appointment, please contact:



**David Hemming MRICS**  
DDI: 0121 362 1530  
Mob: 07841 234160  
E: david.hemming@burleybrowne.co.uk

# 132 Beacon Road



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



0121 321 3441  
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.