

BIRMINGHAM

49 Sherbourne Street, B16 8FN

For Sale



1,108 sqft

Long Leasehold Investment

Ground Floor Unit Let to UK Leading Hair Transplant Clinic

Total Income £30,000 pa

**AVISON
YOUNG**

49 Sherbourne Street, Birmingham B16 8FN

LOCATION

Birmingham, the UK's second city, is a major economic hub with excellent connectivity, a diverse talent pool, and a thriving commercial scene. Recent regeneration has transformed the city centre into a vibrant destination for business, retail, leisure, and living. With Birmingham New Street Station offering London in under 90 minutes and HS2 on the horizon, the city is at the heart of the UK's transport network. Road access is seamless via the A38(M) and nearby motorways, while Birmingham Airport, just 10 miles away, connects the city internationally.

Home to blue-chip companies, global corporates, and a growing creative and professional sector, Birmingham attracts strong inward investment. Its ambitious development pipeline cements its status as a leading UK centre for business, innovation, and growth.

The subject property is well connected, situated 0.4 miles northeast of Five Way Station and benefits from a strong mix of residential, retail, and leisure activity, offering excellent footfall and a diverse local catchment, making it an attractive prospect for a wide range of commercial uses.

DESCRIPTION

The property benefits from a prominent corner position. The unit is arranged over ground floor only and affords the following area:

| UNIT | SQ M | SQ FT |
|----------------------|------|-------|
| 49 Sherbourne Street | 103 | 1,108 |

TENURE

The long leasehold interest of the Property is to be sold subject to the existing lease of the retail accommodation.

GUIDE PRICE

Seeking offers in the region of £330,000 for the long leasehold interest.

PROPERTY LISTING

The long leasehold interest is held under title number WM859779.

INVESTMENT SUMMARY

- Ground floor occupied by Elit Clinic LTD on a lease until 30th September 2029.
- Current passing rent of **£30,000 pa**
- Rent to be reviewed October 2026

BASIS OF OFFERS

The vendors are seeking a sale of the long leasehold interest on an unconditional basis.

All offers should be supported by satisfactory proof of funds and timescales for exchange and completion, including security offered for any deferred payments.

BUSINESS RATES

We understand the property is assessed as follows:-

| | |
|-----------------------|---------------|
| Rateable Value 24/25: | £13,000 |
| UBR: | £0.499 |
| Rates Payable: | £6,487 |

Interested parties should carry out their own investigations.

EPC

The Energy Performance Asset Rating for this property is C-75. A certificate can be made available.

LEGAL COSTS

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

VAT

VAT if applicable will be charged at the standard rate.





Get More Information

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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