



FOR SALE

2,472 SQ FT
(229.66 SQ M)

OFFERS IN THE REGION OF £550,000

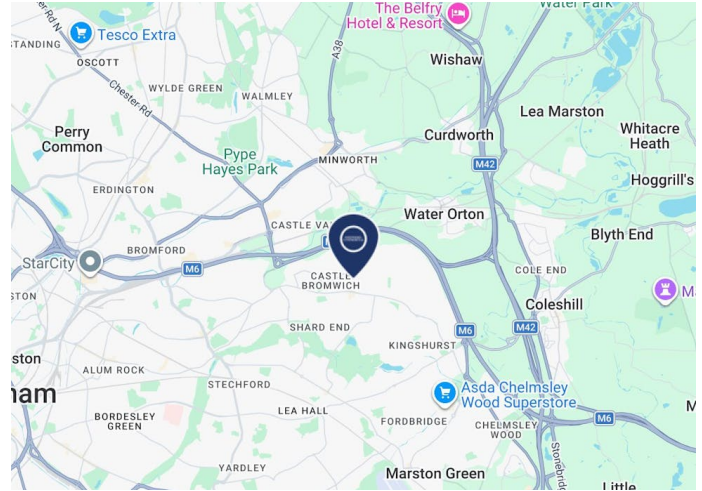
Freehold multi-let investment producing £43,840 p.a. with asset management potential and on-site parking.

- Producing approx. £43,840 per annum
- 8 garages providing additional income
- Multi-let retail and office investment
- Short-term / informal tenancies
- Asset management and rental growth potential

Manor Park & Marlborough Road

Birmingham, B36 0EH

SHEPHERD
COMMERCIAL



Summary

Available Size	2,472 sq ft / 229.66 sq m
Price	Offers in the region of £550,000
EPC	Upon enquiry

Description

The property comprises two adjoining freehold buildings at 29 Manor Park Road and 39 Marlborough Road, forming a well-established multi-let mixed-use investment.

The accommodation provides a combination of ground floor retail and office space together with first floor office suites and ancillary accommodation. In addition, the property benefits from 8 garages to the rear, providing a further income stream.

The asset is currently let to a range of individual occupiers producing a combined income of approximately £43,840 per annum. The tenancies are held on a mixture of informal and short-term arrangements, offering flexibility and the opportunity for an incoming purchaser to actively manage and enhance the income profile.

The property occupies a prominent roadside position and benefits from forecourt parking to the front, making it attractive to local occupiers.

This represents an opportunity to acquire a reversionary investment with asset management potential and multiple income streams.

Location

The property is situated in Castle Bromwich, a well-established commercial and residential area within the West Midlands.

The location benefits from good connectivity to Birmingham City Centre and the wider motorway network, including the M6 and M42, making it a popular location for local businesses and service providers.

Manor Park Road and Marlborough Road provide a mix of commercial and residential occupiers, supporting consistent demand for small office and retail accommodation.

Specification

- Mixed-use investment
- Retail and office accommodation
- Multi-let configuration
- Rear garages
- Forecourt parking
- Separate / sub-metered utilities

Viewings

Strictly by prior appointment through the sole agents.

Terms

Offers in the region of £550,000 for the freehold interest.

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



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