

33-35 & 33A Cape Hill, Smethwick, West Midlands, B66 4RX

A part commercial investment/ part vacant property in Smethwick

Guide price*

£175,000+

Plus fees



Lot 131 | Mixed Use |

Auction details:

Thursday 10th September 2026 @ 08:30AM

A prominent freehold three storey property, having asset management potential, currently comprising two retail investments on the ground floor together with two vacant upper floors in need of refurbishment/ development but considered suitable for a variety of alternative uses including residential, subject to any necessary planning permission. Current Rental Income: £19,800 Per Annum.

Property Description

The property comprises a prominent three storey corner building of traditional brick construction surmounted by pitched roofs.

It is currently configured to provide two retail units to the ground floor, trading as a Herbal Medicine Practice and Hair and Beauty Salon.

The first and second floors are vacant and comprise six rooms requiring full refurbishment/ development but considered suitable for a variety of alternative uses including residential conversion subject to obtaining the necessary planning permission, and providing the potential to increase rental income and add further value.

Location

The property occupies a prominent position fronting the main A4092 Cape Hill at its Junction with Windmill Lane, Shireland Road and Waterloo Road in the heart of Smethwick's retail core, which provides a good mix of local traders,

national operators, banks, pubs, restaurants and takeaways.

Windmills Retail Park which includes JD Sports, Asda, Costa Coffee, Pure Gym, Home Bargains and Matalan lies just a short distance from the property.

Located within the Metropolitan Borough of Sandwell, Smethwick lies approximately 4 miles west of Birmingham City Centre.

Accommodation

33 Cape Hill - Acupuncture and Herbal Medicine Clinic (766 sq. ft/ 71.1 sq. m)

35 Cape Hill - Lia Hair and Beauty (338 sq. ft/ 31.4 sq. m)

33a Cape Hill - Vacant. First Floor (1,011 sq. ft/ 93.9 sq. m) Second Floor (869 sq. ft/ 80.8 sq. m). Total: 1,880 sq. ft/ 174.7 sq. m.

We would advise that we have not undertaken a measured survey of the premises and all interested parties must seek their own verification that the property is suitable for any proposed future use.

Energy Performance Rating

33 - E, 33A - F, 35 - E

Tenure

Freehold – Subject to the following.

33 Cape Hill - Let by way of a 9 year lease to Acupuncture and Herbal Clinic, with guarantor, with effect from 28th March 2022 at a current rent of £11,700 per annum rising to £13,800 per annum from 28th March 2029.

35 Cape Hill - Let by way of a 9 year lease to Lia Salon Limited with effect from 3rd June 2023 at a current rent of £8,100 per annum rising to £9,000 per annum from 30th June 2028.

33A Cape Hill - Upper floors are available with vacant possession upon completion.

Full details and copies of the lease documentation will be available within the legal pack.

Value Added Tax

We understand VAT is not applicable on this transaction.

Pre-auction Offers

Please note that offers in excess of the guide price may be considered prior to the Auction Sale.

Viewings

Strictly by appointment with the Auctioneers. Please complete the 'request a viewing' form or contact the office.

DISCLAIMER

Bond Wolfe or their Agents for the seller of these Lots give notification that any particulars contained within the catalogue/website are prepared to the best of their knowledge and include information that has been provided to them. Plans, photographs and room measurements (provided via a 3rd party) are provided as guidance only and should not be relied upon. All potential buyers should make their own enquiries and investigations to the accuracy of the information contained in these particulars or to obtain further information that is not provided which they deem to be important prior to bidding. Any amendments to the particulars that Bond Wolfe are aware of will be published on the addendum, which is available within the lot information.

VIEWINGS

Buyers are deemed to have viewed the property (if access is available), viewed the virtual tours where applicable and undertaken all their due diligence checks prior to bidding.

All viewings are undertaken at your own risk. It is recommended that you take a torch, as not all properties have electricity, and that appropriate clothing is worn. Bond Wolfe under no circumstances shall be liable and will not accept any responsibility for any indirect incidental, consequential, special, or exemplary damages, injury and/or death arising in connection with your access to any property, caused as a result of the property's state of repair or your use/decision to use your own equipment or any furniture, equipment or appliances in the property.

LIVE-STREAMED AUCTION

Please note that the Auction will be livestreamed via our website. You can take part remotely via Proxy, Telephone or Online, if you wish to bid you must pre-register via our website no later than 3pm the day prior to the auction. Please [click here](#) for further details.

*DEFINITION OF GUIDE & RESERVE PRICE

All properties are sold subject to a reserve price, which is the minimum price the seller is willing to accept and is confidential between the seller and Auctioneer. The guide price is only an indication as to where the reserve is currently set and not necessarily the Auctioneers expectation of what it will sell for. If the guide price is a bracket figure, then the reserve price cannot be higher than the top end of the guide price, if the guide price is a fixed figure, then the reserve cannot be more than 10% above the guide price. The guide price and reserve price can be subject to change at any time up to and including the

auction day and, properties can often sell for substantially more than the quoted guide price.

COSTS AT AUCTION

When buying at auction you will unconditionally exchange contracts on the fall of the auctioneer's gavel, please therefore ensure you have read the legal pack for each property prior to bidding. They are all individual and include the terms and conditions of your purchase as well as any costs in addition to the purchase price.

The sale of each lot is subject to an administration fee of £2,700 inc VAT (£2,250 + VAT) (unless otherwise stated in the [important information](#)), payable on the fall of the gavel/at the end of the online auction. Please note that the administration fee for the Local Authority lots may differ and all interested parties should enquire directly with the Auctioneers as to the fee applicable.

Any additional costs excluding the administration fee will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack has been prepared by the seller's solicitor(s), who are responsible for its contents and disclosing all known information. It is available to download free of charge under the 'lot information', and you take responsibility for reading and understanding the legal pack and are bound by all the contents. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

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