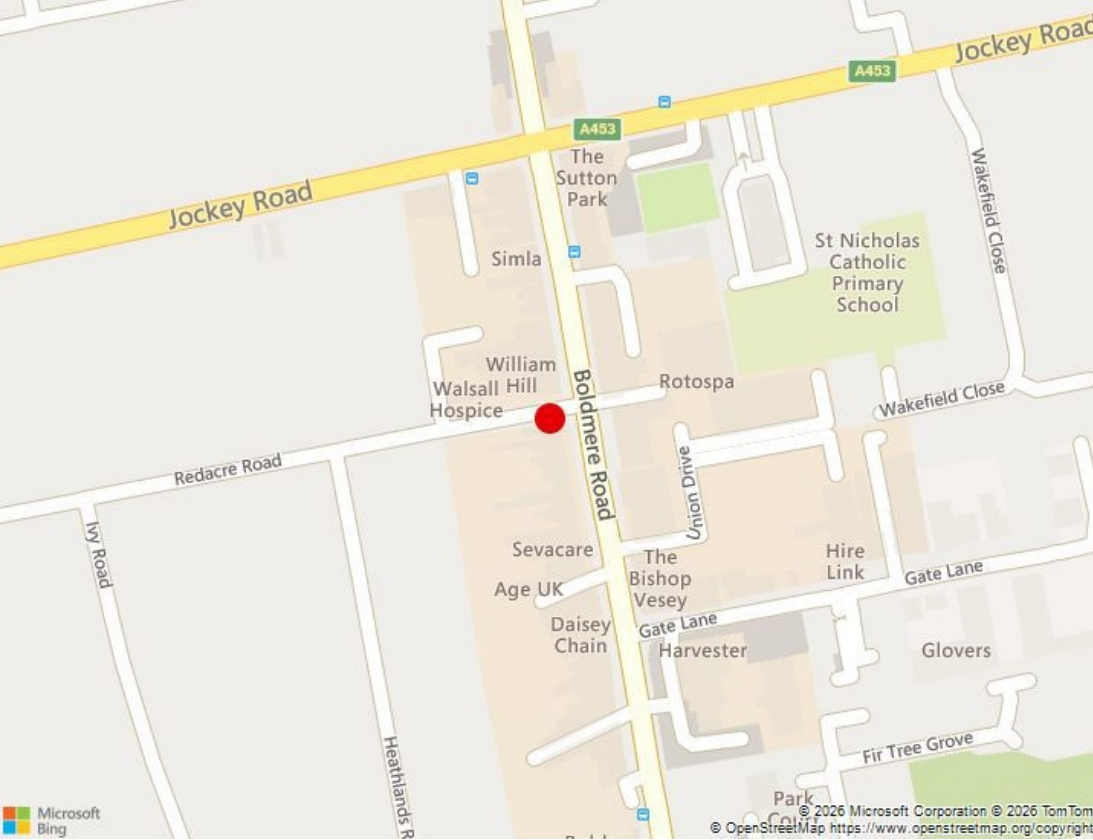


# FREEHOLD RETAIL WITH FLATS ABOVE - FOR SALE

52 Boldmere Road, Sutton Coldfield, West Midlands, B73 5TJ

1,343 SqFt (124.76 SqM) | Guide Price - Offers around £450,000





## KEY FEATURES

- Prominent location within busy, popular centre.
- Close to Sainsburys Local, Costa Coffee, Wetherspoons, amongst others.
- Rare freehold opportunity, would suit investor and/or owner occupier.
- Ground floor retail unit - potential income
- First floor fully let - £19,560 per annum
- Very rare opportunity

## LOCATION

The property is excellently situated fronting Boldmere Road, at its junction with Redacre Road, in the centre of this prosperous and vibrant local shopping centre. Boldmere comprises a mix of local, independent and national operators to include **Sainsbury's Local**, **Harvester** and **Tesco Express**, with the **Bishop Vesey (Wetherspoons)** and **Costa Coffee** close by. Sutton Coldfield is little over one mile to the north east.

## DESCRIPTION

An end of terrace, two storey premises, situated on the corner of Boldmere Road and Redacre Road. The ground floor provides a self-contained retail unit (currently vacant), with glazed frontages to both Boldmere Road and Redacre Road, open plan sales area, together with WC at the rear. Two self-contained first floor flats both of which are let, and are approached via a separate entrance fronting Redacre Road. Two parking spaces to the rear.

Area	SqFt	SqM
Ground Floor Retail	720	66.89
Two self contained flats - LET	623	57.88
<b>Total Floor Area</b>	<b>1,343</b>	<b>124.76</b>



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## TERMS

A Freehold sale, subject to the following tenancies:

Ground Floor - vacant. Suitable for a variety of uses.

First Floor - Flat 1 - let on a 6 mth AST agreement from 25 March 2026 at £815 pcm.

First Floor - Flat 2 - let on a 12 mth AST agreement from 1st May 2026 at £815 pcm.

The premises are currently held under two separate titles - further details on request.

## ASKING PRICE

Guide Price - Offers around £450,000

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Ground Floor Shop: Rateable Value £13,250. Rates Payable 2026/2027 £5061.50 prior to any relief that may be applicable.

First Floor Flats - Rateable Value £5,300

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## 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. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



**David Hemming MRICS**

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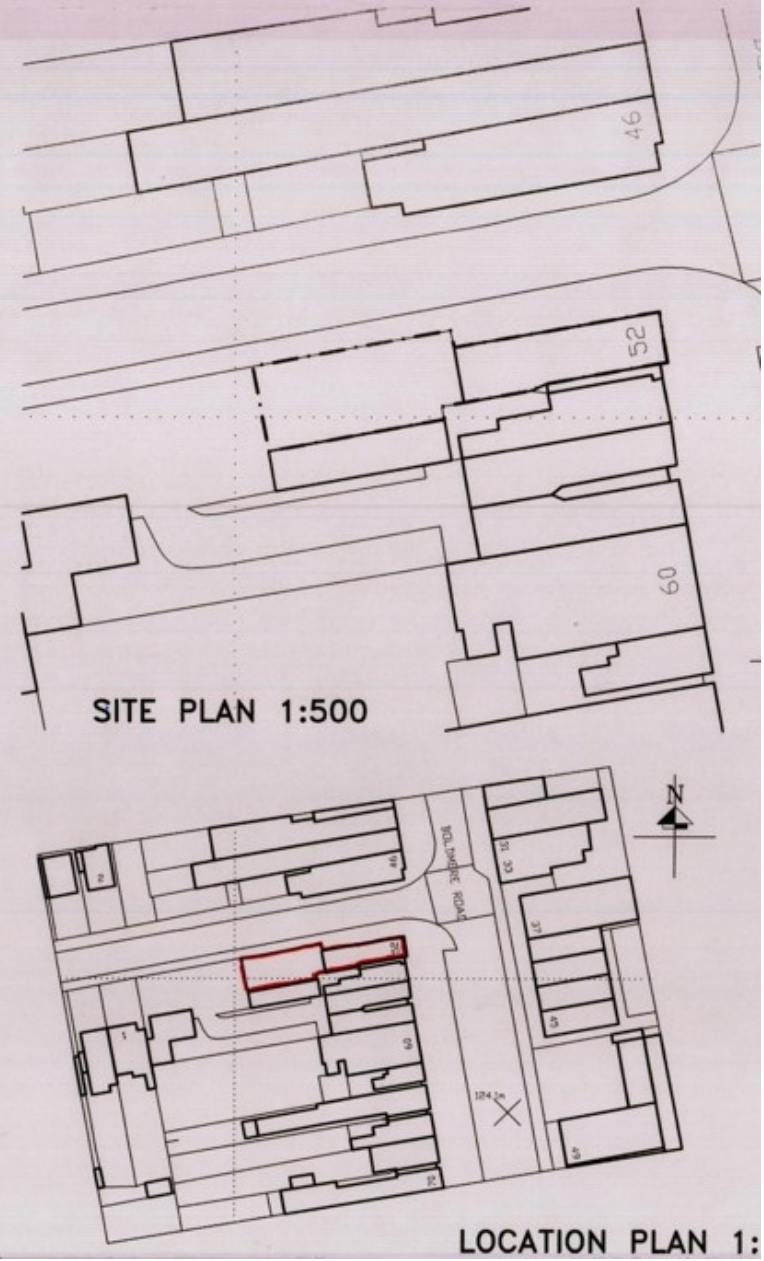
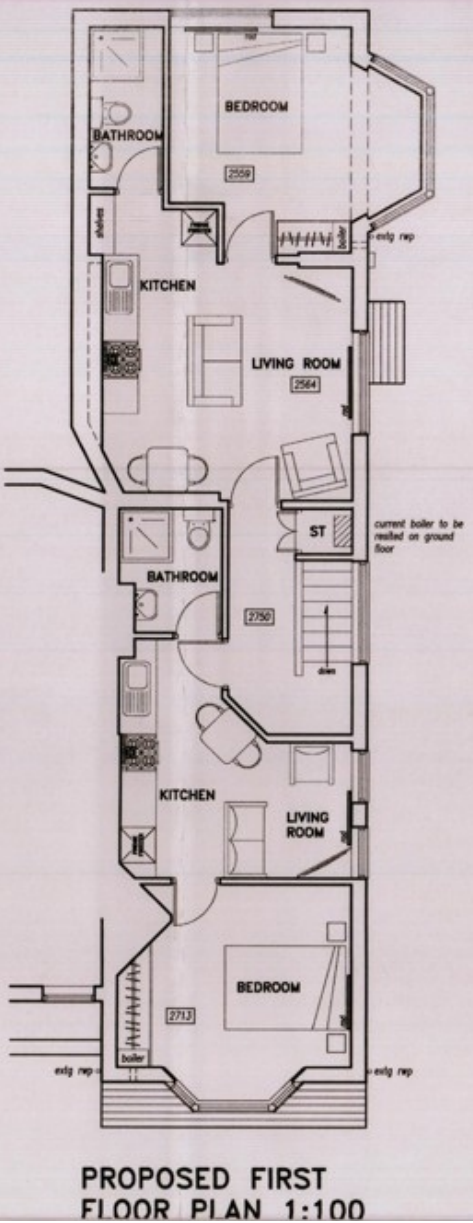
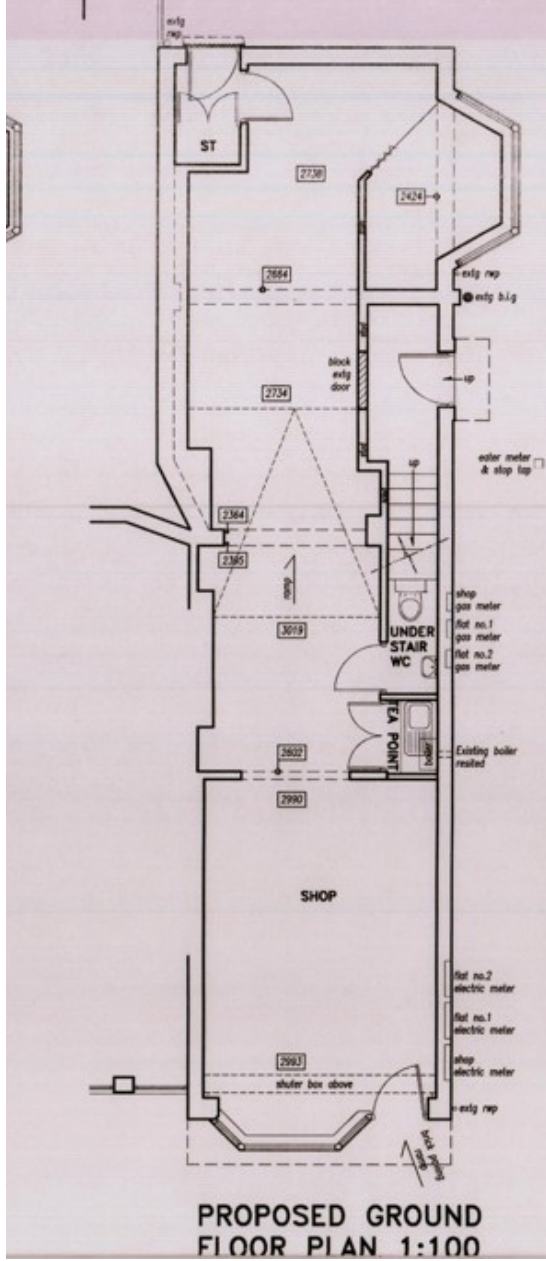


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