

Solihull - 1264 Yardley Wood Road, Shirley B90 1JX
Freehold Children`s Care Home Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £565,000
- Gross Initial Yield: 8.50%
- Rental Income: £48,000 p.a.
- VAT is NOT applicable to this property
- Comprises 3-bedroom licensed children`s care home
- Property benefits from large driveway and a large garden at rear
- Bus stop located short walk from the property provides direct services (8 min) to Shirley Train Station
- Nearby occupiers include One Stop convenience store, hair and beauty salon, public house and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1164 (Ground & First Floor)	Ground Floor: Lounge, kitchen/dining, annexe, kitchenette, bathroom First Floor: 4 bedrooms, bathroom	Children`s Care Home Operator (with personal guarantee)	5 Years from 8 September 2023	£48,000	Note 1: FRI Note 2: Deposit held of £11,250

			Total	£48,000	
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Property Description:

The property comprises semi-detached children`s care home, arranged as a ground floor kitchen/dining room, lounge, staff room and a bathroom, with 4 bedrooms and 1 bathroom at first floor, providing the following accommodation and dimensions:

Ground Floor: Lounge, kitchen/dining, annexe, kitchenette, bathroom

First Floor: 4 bedrooms, bathroom

Total GIA: 136 sq m (1,463 sq ft)

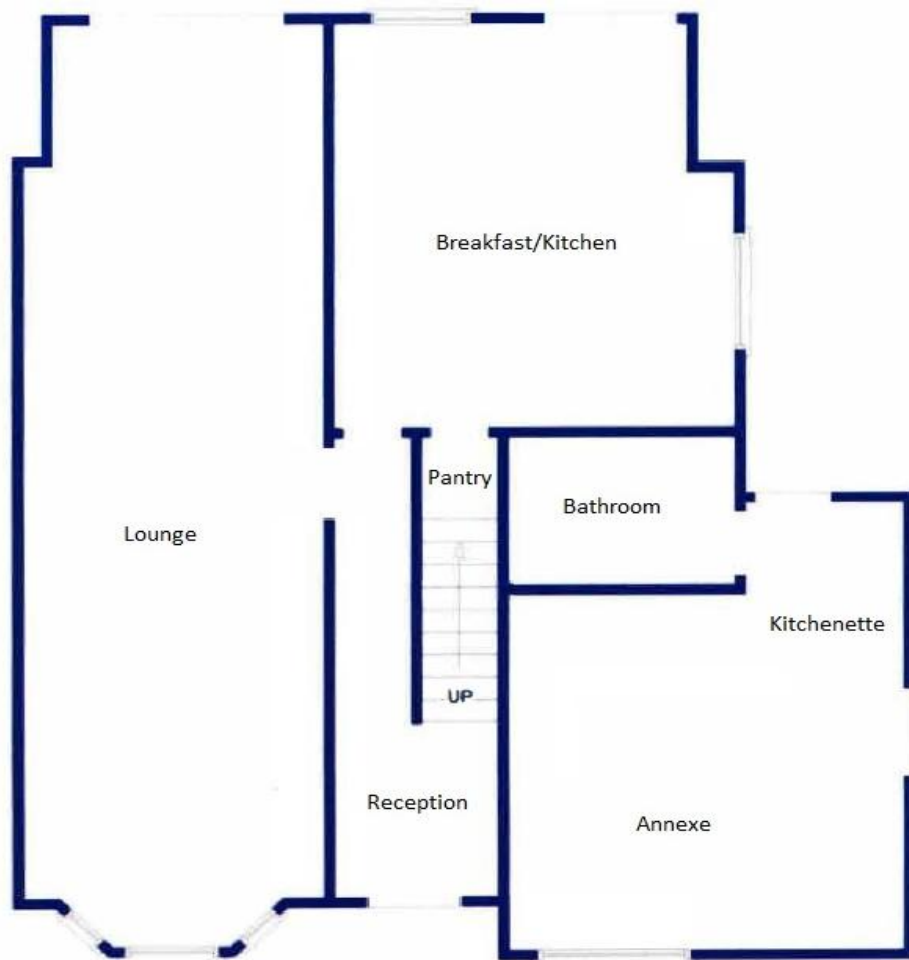
Tenancy:

The property is at present let to Children`s Care Home Operator (with personal guarantee) for a term of 5 Years from 8th September 2023 at a current rent of £48,000 per annum and the lease contains full repairing and insuring covenants. Deposit held of £11,250.

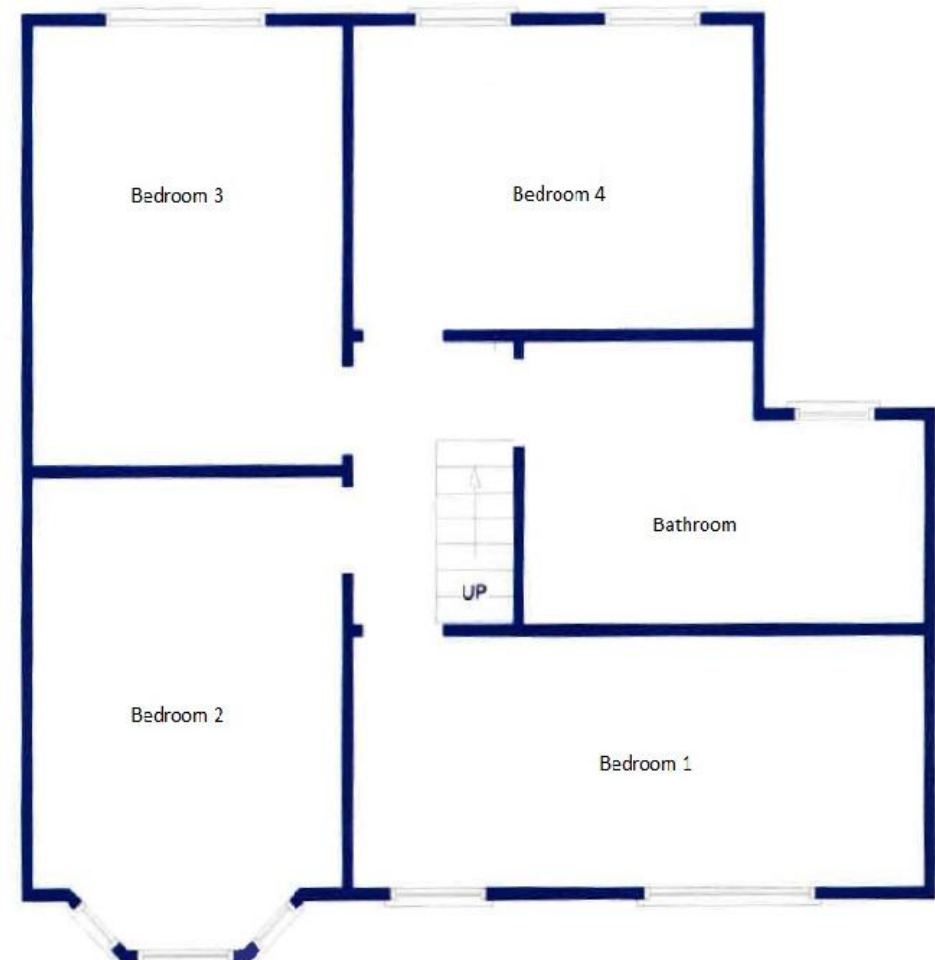


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Ground Floor



First Floor

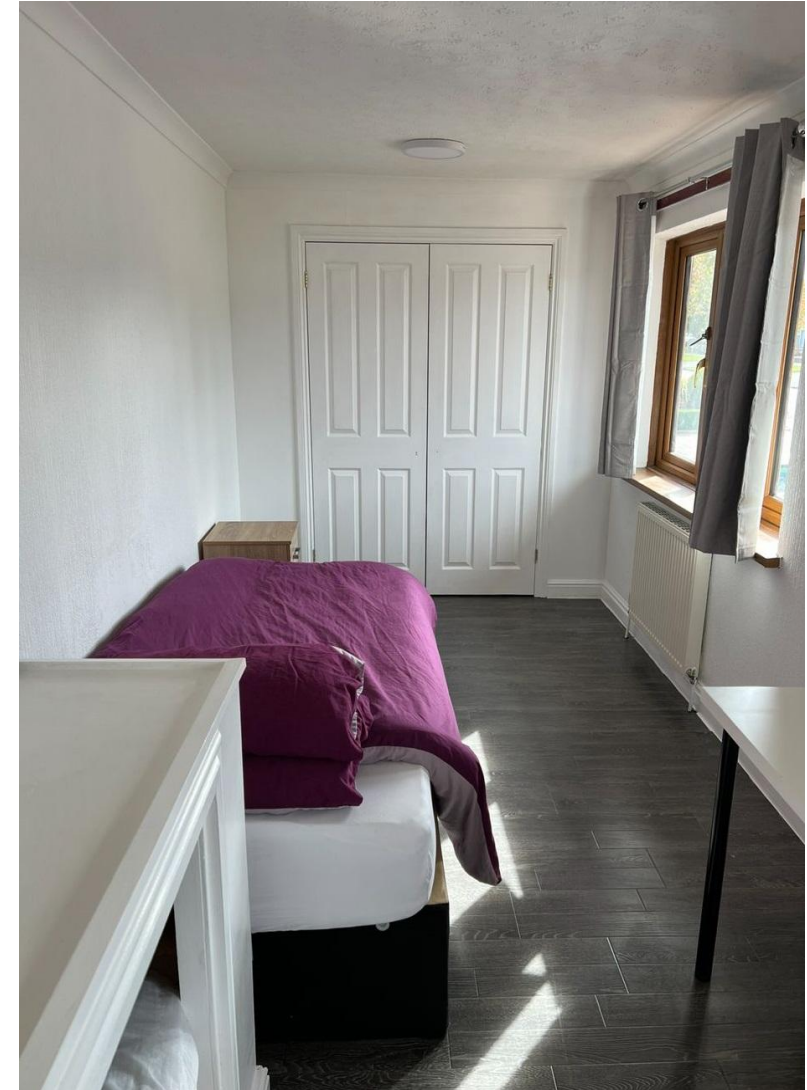
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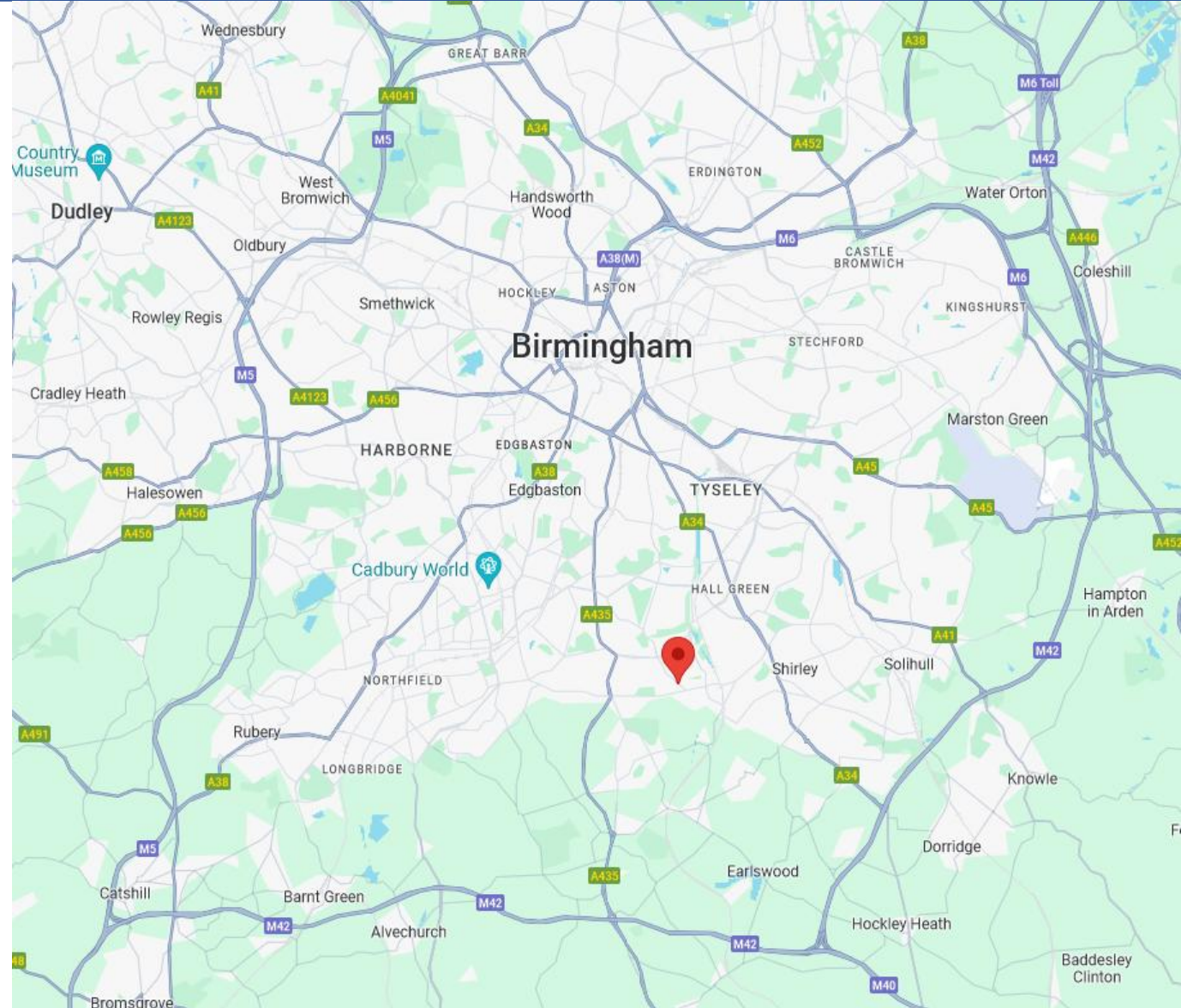
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Location:

The main shopping area in Shirley is less than three miles from the property and along the A34 Stratford Road one will be spoilt for choice with an array of facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park, including the new Parkgate and Asda. Comprehensive bus services operate along the Stratford Road into the city of Birmingham and the nearby town centre of Solihull. There is a thriving business community along the Stratford Road which extends to the Cranmore, Widney and Monkspath Business Parks, and on to the Blythe Valley Business Park which straddle the junction of the M42 motorway. A short journey down the motorway will bring you to the NEC and Birmingham International Airport and Railway Station.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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