

# RUDGEWAY HOUSE

CHESTER ROAD, CASTLE BROMWICH  
BIRMINGHAM B36 0ET

HIGH YIELDING MULTI-LET  
LOCAL SHOPPING PARADE  
WITH RESIDENTIAL UPPERS

**MK2**  
REAL ESTATE



# INVESTMENT SUMMARY



- > An opportunity to acquire a high yielding block of ground floor retail units with residential and office upper floors.
- > Located in Castle Bromwich, Birmingham situated on a main arterial road with double frontage and parking.
- > Nearby tenants include Aldi, Morrisons and Farmfoods.
- > Reversionary opportunity through active asset management to improve rental tone through upcoming lease events.
- > Freehold.
- > Vendor has spent significant capex over recent years, including refurbishment of residential flats and undertaken cladding improvement works.
- > Property not elected for VAT.
- > Offers in excess of **£1,230,000 (One Million Two Hundred and Thirty Thousand Pounds)** subject to contract, reflecting a **Net Initial Yield of 10.07%** after purchases costs of 5.95%.

OFFERS IN EXCESS OF

**£1,230,000**

NET INITIAL YIELD

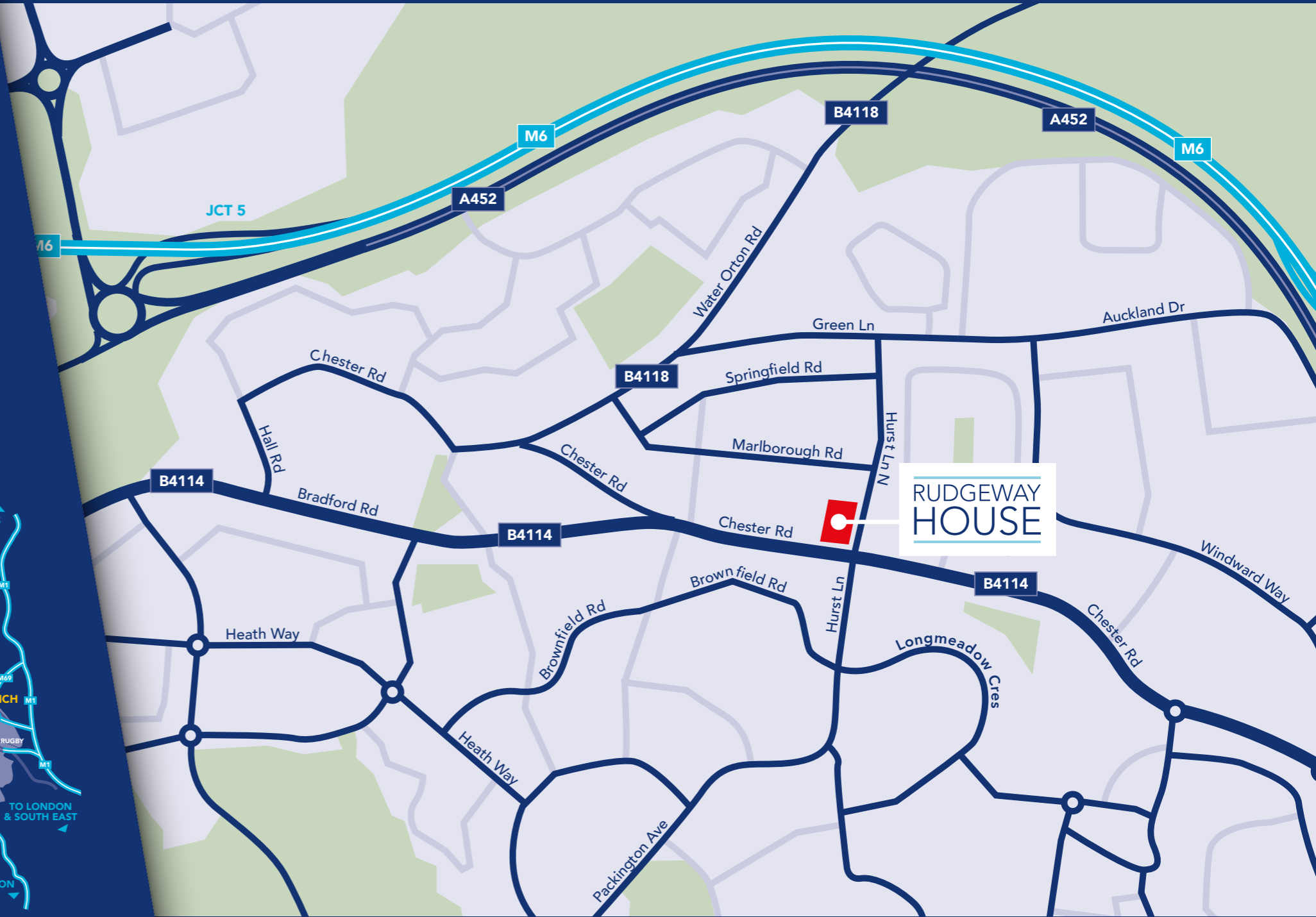
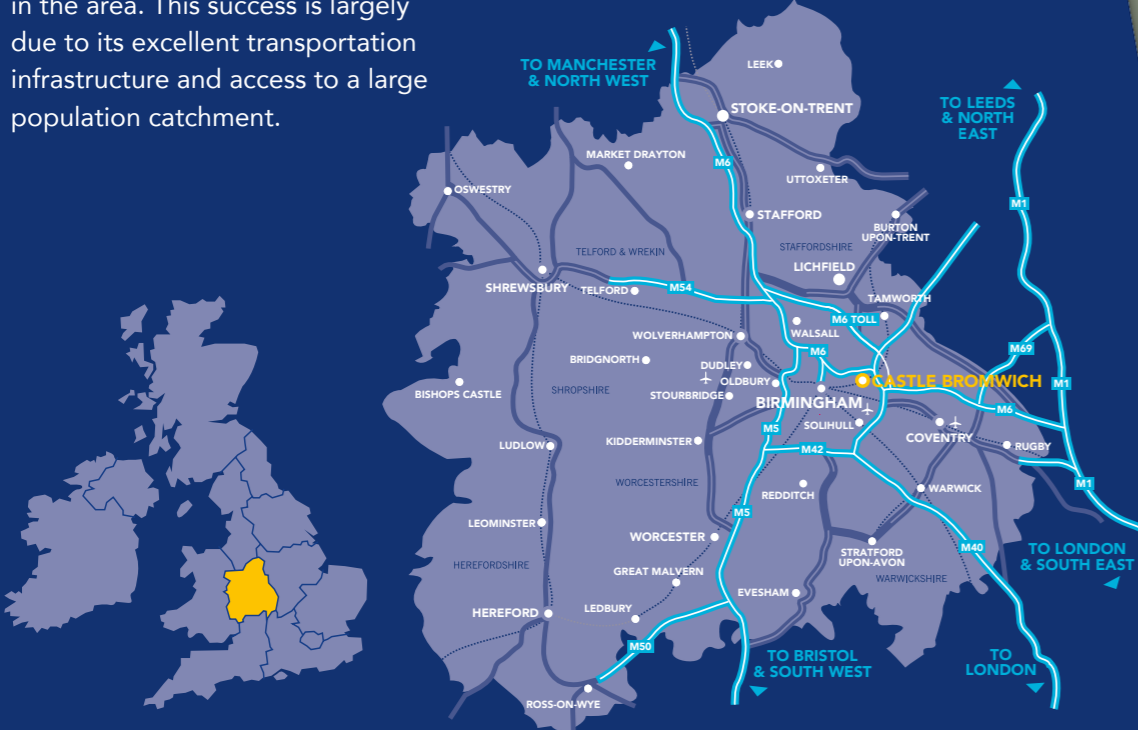
**10.07%**

# LOCATION

Rudgeway House is located in the suburb of Castle Bromwich, approximately 7 miles east of Birmingham city centre - Britain's largest city outside Greater London.

In 2024, Birmingham's economic output was estimated to exceed £100 billion, solidifying its status as one of the UK's key cities for growth and employment. Castle Bromwich, in particular, benefits from a strong presence in the automotive and advanced manufacturing sectors, with global brands like Jaguar Land Rover and Tandem Group basing their operations in the area. This success is largely due to its excellent transportation infrastructure and access to a large population catchment.

The borough of Solihull, where Castle Bromwich is located, is set to receive further inward investment over coming years with the development of HS2. The planned Solihull Interchange is expected to create 27,000 new jobs and deliver 3,000 new homes, driving significant growth in the local area.



## SITUATION

*Rudgeway House offers prominent double frontage to the crossroad intersection of Chester Road and Hurst Lane North, which receives on average 15,000 vehicles movements each day.*

The property is surrounded by several national based occupiers including Aldi, Morrisons, Farmfoods and Lloyds Bank as well as several other local and regional occupiers along the shopping parade.



Castle Bromwich  
Junior School

RUDGEWAY  
HOUSE

Henshaw Court  
RETIREMENT LIVING

farmfoods

LLOYDS

thebedwarehouse

The co-operative  
funeralcare

KFC

ALDI

Morrisons

## DESCRIPTION

*Rudgeway House is a freehold detached parade, comprising retail units on the ground floor, with office and residential spaces on the first and second floors.*

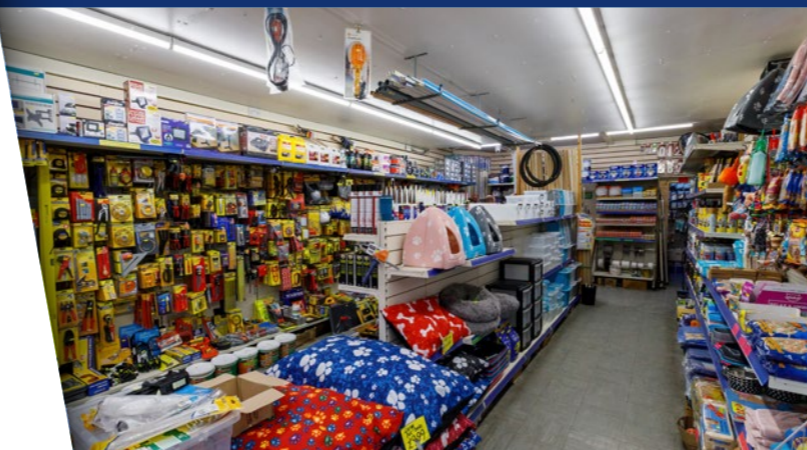
Access to the residential flats on the upper floors is via an external staircase at the rear of the building. The office accommodation on the first and second floors is accessed through an internal staircase located at the front.

At the rear, there is a separate detached building providing storage and ancillary space over ground and first floors. This accommodation is demised and occupied by the commercial tenants.

The rear of the property is secured with perimeter fencing with an electronic shutter gate.

There is communal parking provision at the front of the property for customers of commercial premises only during opening hours. For clarity there is no parking for residential units and no demised parking for commercial units. The vehicular access to the rear is communal and for deliveries only.

Over the past 10 years, the landlord has invested significant capital in improvements to the building, including refurbishment of residential units and most recently, external cladding works. These were completed on the building's frontage to improve thermal performance and obtain building control and requisite fire compliance.



# TENANCY SCHEDULE

Total contracted income for the property is £131,240 per annum.

All residential units are 1 bedroom. There is the potential to convert the existing office accommodation to additional residential units.

\*The property has been measured in accordance with the RICS code of Measuring Practice (6th Edition) and provides the approximate Gross Internal Area.

## COMMERCIAL

UNIT	TENANT	AREA SQ FT*	LEASE START	LEASE EXPIRY	BREAK	RENT PA	RENT PSF	RENT REVIEW	LTA ACT
263, 265, 267 Chester Road	Sound as a Pound	1282	01.10.2016	30.09.2026	N/A	£25,000	£19.50	01/10/2021	Inside
269 Chester Road	Crouch Menswear	550	01.09.2016	31.08.2026	N/A	£10,250	£18.64	01/07/2023	Inside
271 Chester Road	Roberts Deli Limited	355	01/01/2023	31/12/2027	N/A	£7,200	£20.28	01/01/2026	Inside
279 Chester Road	Vacant	668	-	-	-	-	-	-	-
287 Chester Road	MZR Plumbing Limited	527	01/04/2022	31/03/2025	N/A	£5,000	£9.49	N/A	Outside
2 Hurst Lane	Roberts Deli Limited	305	01/10/2023	30/09/2028	N/A	£7,000	£22.95	01/10/2026	Outside
4 Hurst Lane	Danatas Hair Salon	378	01/05/2023	30/04/2028	N/A	£8,250	£21.83	01/05/2026	Outside
6 Hurst Lane	Savoy Tailors	606	01/10/2023	30/09/2029	01/10/2028	£11,000	£18.15	01/10/2026	Outside
<b>TOTAL</b>		<b>4,671</b>				<b>£73,700</b>			

## RESIDENTIAL

UNIT	LEASE START	LEASE EXPIRY	RENT PER MONTH	RENT PA
273 Chester Road	01/10/2024	Periodic	£450	£5,400
275 Chester Road	23/07/2010	Periodic	£425	£5,100
277 Chester Road	15/05/2023	Periodic	£495	£5,940
281 Chester Road	20/09/2024	Periodic	£595	£7,140
283 Chester Road	Long Standing - No AST	Periodic	£450	£5,400
285 Chester Road	17/07/2020	Periodic	£495	£5,940
8 Hurst Lane	11/09/2020	Periodic	£445	£5,340
10 Hurst Lane	16/09/2022	Periodic	£495	£5,940
12 Hurst Lane	12/04/2021	Periodic	£450	£5,400
14 Hurst Lane	15/05/2023	Periodic	£495	£5,940
<b>TOTAL</b>			<b>£4,795</b>	<b>£57,540</b>



## SITE

The site totals approximately 0.33 acres.

The title number for the property is WM358294

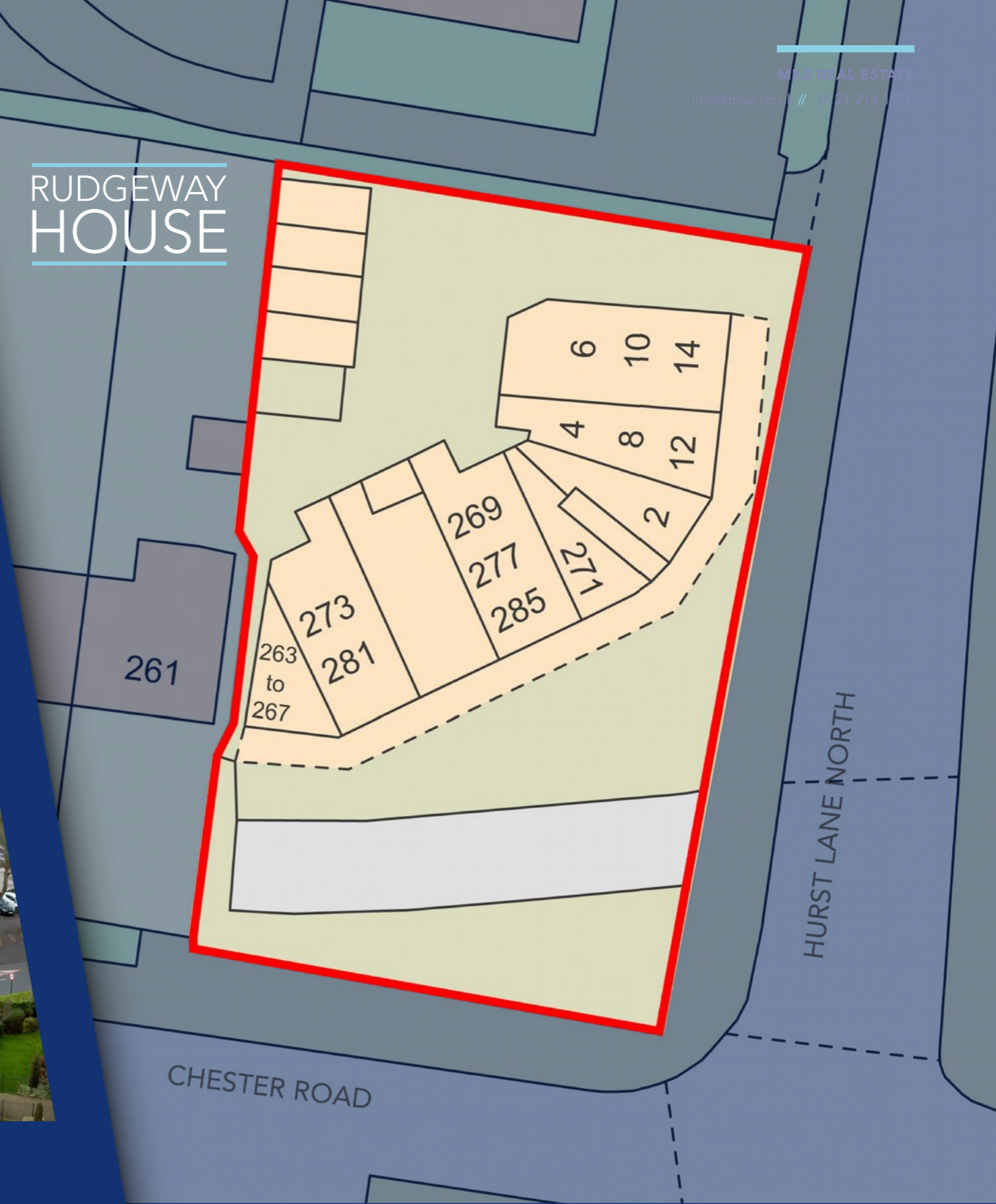
**Tenure: Freehold**

## EPC

COMMERCIAL	EPC RATING	RESIDENTIAL	EPC RATING
263-267 Chester Road	B (45)	273 Chester Road	C (74)
268 Chester Road	B (47)	275 Chester Road	C (76)
271 Chester Road	B (39)	277 Chester Road	C (76)
279 Chester Road (First Floor)	C (54)	281 Chester Road	C (77)
287 Chester Road (Second Floor)	D (82)	283 Chester Road	C (79)
2 Hurst Lane	B (49)	285 Chester Road	C (70)
4 Hurst Lane	B (41)	8 Hurst Lane	C (72)
6 Hurst Lane	D (87)	10 Hurst Lane	C (73)
		12 Hurst Lane	C (78)
		14 Hurst Lane	C (73)

A copy of the EPC certificates are available upon request.

## RUDGEWAY HOUSE



## FURTHER INFORMATION

### CAPITAL ALLOWANCES

We are advised any capital allowance will be retained by the vendor.

### VAT

The property is not elected for VAT and therefore VAT will not be chargeable on the purchase price.

### ANTI MONEY LAUNDERING

To discharge its legal obligations, under anti-money laundering regulations, MK2 will require certain information of the successful bidder. In submitting an offer, you agree to provide such information following agreement of Heads of Terms.

### DATAROOM

Access to the data room is available upon request.

### PROPOSAL

We are instructed to seek offers in excess of **£1,230,000 (One Million Two Hundred and Thirty Thousand Pounds)**, subject to contact.

A purchase at this level reflects a **Net Initial Yield of 10.07%** assuming purchasers' costs of 5.95%.

OFFERS IN EXCESS OF

**£1,230,000**

NET INITIAL YIELD

**10.07%**

For further information or to arrange a viewing please contact;

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### IMPORTANT INFORMATION

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