



RETAIL PARADE INVESTMENT OPPORTUNITY

30-36 Birmingham Road, Sutton Coldfield, West Midlands, B72 1QQ.

To be sold as 3 individual lots via the Allsop Auction on May 7th

MK2
REAL ESTATE

INVESTMENT SUMMARY

- Opportunity to acquire 3 neighbouring retail units, to be sold as three individual lots via the Allsop Auction or to be sold prior.
- Located in the attractive and affluent suburb of Royal Sutton Coldfield.
- The property occupies a prominent position on the main retail pitch of Birmingham Road, within close proximity of the town centre and train station.
- Each unit produces an income of £17,500 per annum.
- All let on Full Repairing and Insuring terms.
- Freehold.

We are guiding offers of **£175,000 - £200,000** exclusive of VAT on each of the units. Offers will also be considered on the entirety.

The properties will also be offered by our joint agent Allsop via their commercial auction taking place on May 7th 2026.



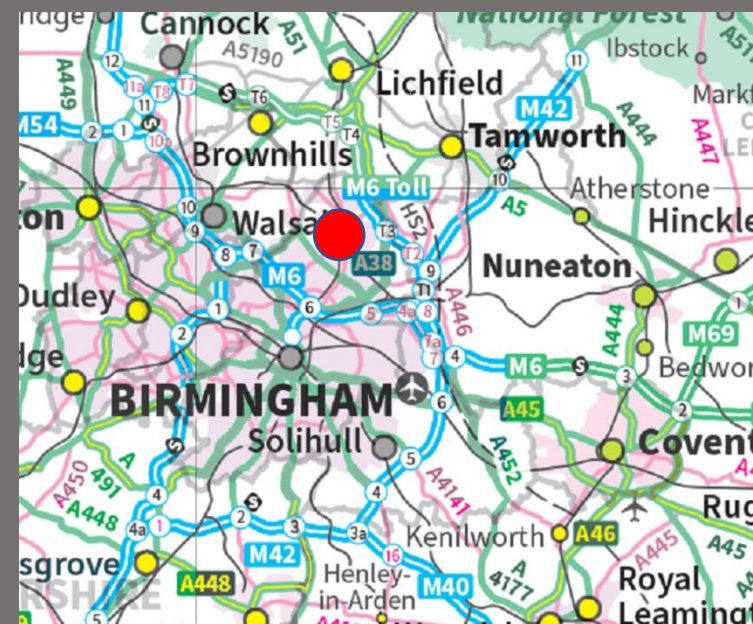
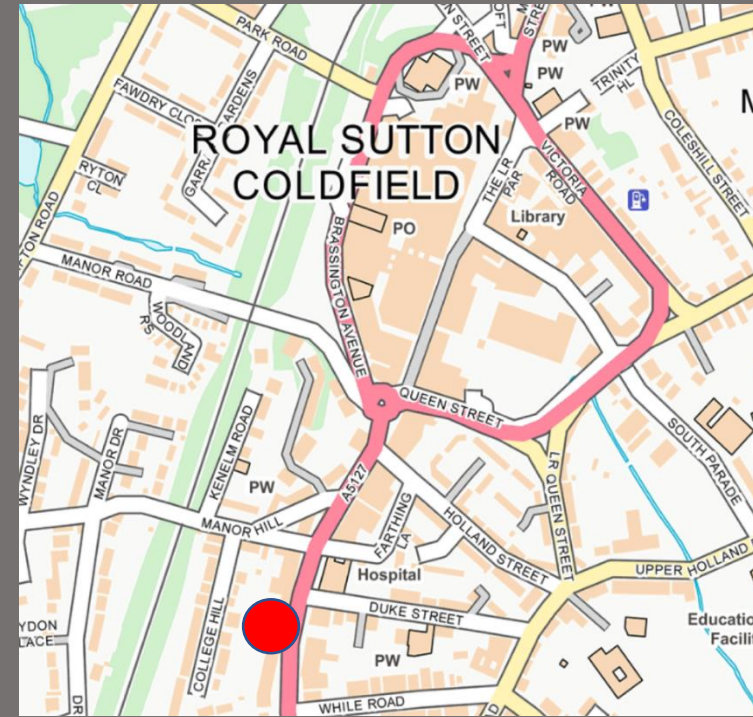
LOCATION & SITUATION

Royal Sutton Coldfield is situated approximately 8 miles north-east of Birmingham City Centre and supports a local population of circa 109,900 residents. The town is widely regarded as one of the West Midlands' most affluent and desirable locations, underpinned by its excellent amenity provision and proximity to Sutton Park, a 2,400-acre National Nature Reserve and one of Europe's largest urban parks.

The property occupies a highly prominent position on Birmingham Road (A5127), a principal arterial route, and lies within close proximity to Sutton Coldfield Town Centre and the Gracechurch Shopping Centre.

Sutton Coldfield railway station is located approximately 0.6 miles to the north, providing regular services to Birmingham and the wider region. The location also benefits from strong road connectivity with convenient access to the M6 motorway via the A5127 and A453.

The immediate surroundings are characterized by a mix of leisure, retail and residential dwellings. Notable nearby occupiers include Loungers, Rudy's Pizza, Wetherspoons, Indigo Sun, Howden Insurance and Slug & Lettuce. The area is further enhanced by a strong and well-established leisure offering, supported by a range of popular independent operators.



DESCRIPTION

The property comprises a semi-detached, single-storey retail parade of traditional brick masonry construction beneath a flat roof.

Each unit benefits from a principal frontage access, together with a single rear access door serving each individual unit via a communal rear service walkway.

There is no parking demised or available to the units.

All properties offered on a freehold basis.



FLOOR AREAS

The property has been measured by the vendor on a Net Internal Area (NIA) basis.

Area	SqM	SqFt
30 Birmingham Road	57.6	620
32-34 Birmingham Road	74.5	802
36 Birmingham Road	75.3	811
TOTAL	207.4	2,233

TENANCY SCHEDULE

ADDRESS	TENANT	LEASE COMMENCEMENT	LEASE Expiry	CURRENT RENT PER ANNUM	LTA 1954 ACT	RENT DEPOSIT HELD	Allsop Auction Lot No.
30 Birmingham Road	Belan Khushid (t/a AB TRIM)	09/11/2025	08/11/2030	£17,500	Outside the Act	£4,375	23
32-34 Birmingham Road	Kovan Ali Kochar (t/a Sutton Mini Mart)	27/10/2025	26/10/2030	£17,500	Outside the Act	£4,375	15
36 Birmingham Road	Y-A Mini Mart Limited (t/a Vape Zone)	09/12/2025	08/12/2030	£17,500	Outside the Act	£4,375	30
			TOTAL	£52,500			

PROPOSAL

TENURE

Freehold

VAT

We are advised that VAT will be payable 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.

EPC

30 Birmingham Road – D 99
32-34 Birmingham Road – D 84
36 Birmingham Road – D 98

PRICE

For units in isolation, we are instructed to seek offers of **£175,000 - £200,000**. Offers will be considered for the entirety.

The properties shall be available via Allsop Auction House under Lots 15, 23 and 30 on 7th May 2026

Please note that Lots may be sold or withdrawn at any time prior to auction.

FURTHER INFORMATION

Further information and arrangements for viewing can be obtained from the joint agents;

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IMPORTANT INFORMATION

1. No description or information given by MK2 Real Estate Ltd or Allsop whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. MK2 Real Estate Ltd or Allsop do not have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agent or the seller. 2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information. 3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only. 4. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer. 5. Any buyer must satisfy themselves by inspection or otherwise as to the correctness of any information given.

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