



## Retail Business Sales

### Newsagents ♦ Post Offices ♦ Convenience Stores ♦ Off Licences

#### Westley Road Acocks Green – Commercial Property To Let

Ground floor retail shop to let located at 37 Westley Road (postcode B27 7UQ) in the heart of Acocks Green village centre close to major banks and multiple retail traders having much passing trade and on the outer circle bus route. The property comprises sales area of 1,439sq.ft (138.70sq.m) with rear small office store and WC. Outside there is rear parking for 3 vehicles and to the front forecourt for the display of goods or for further parking. The premise is to be secured on a new lease with rental offers in the region of £16,000 per annum. The rates payable are in the region of £6,000 per annum. The premise has A1 retail or D2 leisure use with other uses subject to planning consent.

**Ref: 11079**

**To Let**

#### Solihull West Midlands – Freehold Retail Shop/Hair Salon

Freehold property with two bedroom separate entrance accommodation for sale currently being used as a hair salon operating for over 50 years and in our clients hands since 1983 and only selling now due to retirement. Takings average £1,500 per week with the usual high gross profit margins. The business is operated by two partners with 4 other part time staff. The property is in a small parade of shops with plenty of customer car parking and comprises ground floor salon area with 8 styling positions small kitchen store room and WC with outside rear 2 x car parking spaces. To the first & Second floors there is a separate entrance self contained flat with lounge kitchen bathroom and two double bedrooms which is let at £600 per month. Vacant possession could be given on completion of a sale. Great opportunity to purchase a valuable freehold property.

**Ref: 11106**

**Freehold £199,950 – SOLD subject to contract**

#### Olton Solihull – Ground Floor Retail Shop To Let

Ground floor retail shop to let located in a parade of shops including convenience store hair salon beauticians and children's day nursery with plenty of customer car parking in a good residential area of Solihull south of Birmingham. The premise comprises modern shop of some 60.38sq.m (650 sq.ft) with large display window rear kitchen small stockroom and WC. Outside rear bin store. The premise is to be secured on a new lease terms negotiable with a rent of £12,000 per year. With small business rates relief there are no rates to pay. The premise has A1 retail use and also A4 drinking establishments.

**Ref: 11131**

**Leasehold To Let**

**Shirley Solihull West Midlands – High Turnover Convenience Store**

High turnover convenience store with wines & spirits located in a fantastic residential area of Solihull close to the local schools and in a small parade of shops. Gross takings average £11,500 per week with a gross profit yield of 23%. Weekly newsbill at cost £2,000 with 5 rounds. Extra income from Lotto/Paypoint & Hermes averages around £220.00 per week. The premise briefly comprises ground floor sales shop 1,000 sq.ft approximately with rear stock room and WC. Internal stairs lead to first floor kitchen lounge bedroom and bathroom with gas central heating. Outside to the front forecourt with parking for 2 vehicles and rear yard with vehicle access and one parking space. The whole property is secured on a 20 year lease with a rent of 14,000 per annum. The business operates under the Nisa brand and offers any new owner a very good income.

**Ref: 11097****Leasehold £89,950 – SOLD subject to contract****Solihull West Midlands – Hair Salon/Commercial Property for Sale Freehold**

For sale freehold retail shop ideal for investment purpose with first floor separate entrance two bedroom flat with gas fired central heating currently let at £6,900 per year and with potential rental income of £9,000 per year for the ground floor giving a total income of £15,900 per year. The ground floor comprises fully fitted and equipped hair salon with rear kitchen outside rear garden with WC and to the front forecourt. Total internal ground floor area 37.8sq.m (400sq.ft) approximately. The salon is currently operated by the owner with takings averaging £950 per week and the business is for sale at £14,950 with a lease for the ground floor at £9,000 per year or the whole property at £15,900 per year. The two storey mid terraced property is located in a parade of shops between a chemist and a convenience store. Genuine retirement sale after 30 years.

**Ref: 11130****Freehold £189,950 or Leasehold Business £14,950 – SOLD subject to contract****Acocks Green Birmingham – Discount Store**

Discount store for sale selling a wide range of goods located on the busy A41 Warwick Road in the centre of Acocks Green with many shops restaurants pubs and offices and in a densely populated residential area south of Birmingham operating from ground floor retail shop with rear store further store and WC total area approximately 109 sq.m (1,185 sq.ft) with outside front forecourt used for displaying goods and small rear yard. Takings average £1,500 per week with a gross profit yield in the region of 60%. The property is secured on a 5 year lease from 2016 with a rent of £15,000 per year. Hours 9.30am to 5.30pm Monday to Saturday closed Sundays.

**Ref: 11129****Leasehold £29,950****Kings Heath Birmingham – High Street Shop with A3 & A5 Licenses**

For sale the lease of a closed business opened in March 2017. The premise comprises ground floor sales area with seating area and rear customer WC rear kitchen rear preparation area washing area and outside rear vehicle access and 2 x car parking spaces. To the first & second floors there is a separate entrance gas centrally heated flat with 3 double bedrooms lounge kitchen and bathroom. The flat could be sub let at £650 per month. The whole premise is secured on a lease with a rent of £14,500 per annum. The premise has A3 Café & Restaurant and A5 Hot Food Takeaway licenses and could be used for a variety of uses. Located on High Street Kings Heath.

**Ref: 11102****Leasehold £25,000 – SOLD subject to contract**

**Hall Green Birmingham – Retail Shop with Accommodation Freehold For Sale**

A gas centrally heated throughout 3 storey freehold retail shop for sale with two bedroom accommodation situated in a well established parade of shops with plenty of parking on the main A34 Stratford Road in Hall Green Birmingham. The shop is currently operating as a ladies hair salon with sales averaging £1,400 per week and is fully fitted and equipped. The premise briefly comprises ground floor sales area together with rear kitchen and WC and is approximately 46.9 sq.m (505 sq.ft) to the ground floor. Internal stairs lead to first floor lounge shower room kitchen and to the second floor two double bedrooms. Outside there is a rear yard and rear service road. The property is for sale with or without the business.

**Ref: 11126****Freehold £210,000****Bull Ring Indoor Market Birmingham – Greengrocers Business**

Greengrocers business for sale established in 2001 with sales averaging £2,500 per week with a gross profit yield in the region of 40%. Sales include fruit and vegetables exotic fruits sauces and spices. There is scope to add more lines. The business operates from a unit within the Bull Ring Indoor Market in Birmingham city centre secured on a licence and with a rent of £10,791 per year. There is a service charge of £12,637 per year which includes use of rest room WC traders facilities which includes all rubbish disposal. With small business rates relief there are no business rates to pay. Hours of trade 9.00am to 5.30pm Monday to Friday. The business is operated by the owner with an assistant. Great environment to work in.

**Ref: 11124****Leasehold £19,950****Kings Heath Birmingham – Retail Shop to Let York Road Kings Heath**

A Retail shop to let in York Road Kings Heath south Birmingham in a group of thriving independent shops just off the busy Kings Heath High Street with major stores including Boots Costa Asda Superdrug ETC. Sales area 37.8sq.m (406sq.ft) approximately with rear veranda office kitchen WC and large stock room 55.5sq.m (597sq.ft) Total area 121.7sq.m (1,306sq.ft) approximately. The ground floor premise is to be secured on a new lease terms negotiable with a rent of £15,000 per year. At present with small business rates relief there is no business rates to pay. Planning consent is for A1 retail use.

**Ref: 11120****To Let – Now Let****Olton Solihull – Freehold Detached Retail Shop Premise for Sale**

Freehold Retail Shop For sale located in Castle Lane Olton Solihull West Midlands in a parade of shops including Children's day nursery Chinese takeaway newsagents hair dressers and beauticians with customer car parking. The detached brick built single storey property with pitched tiled roof comprises front sales area with rear store/kitchen and outside side yard with parking for up to two vehicles further rear yard and WC. Total area 48.8sq.m (525sq.ft) approximately. The use of the premise is for A1 retail but A2 office use may be possible subject to planning consent. The premise is not suitable for A5 Hot Food Takeaway. The rateable value is £4,600 and with small business rates relief there would be no rates to pay. The premise is located in an excellent residential area and suitable for own use or for an investment property.

**Ref: 11116****Freehold £149,950 – SOLD**

**Sparkhill Birmingham – Retail/Office Premise To Let**

To let ground floor commercial property with A1 retail use or A2 office use. The premise is situated on the A4126 Walford Road at the junction with the A34 Stratford Road in Sparkhill Birmingham approximately 2 miles from Birmingham city centre. Situated within a parade of shops the total area amounts to 750 sq.ft approximately with front sales area rear kitchen WC and further rear sales area to be secured on a new lease terms negotiable with a rent of £7,920 per year. The property has the benefit of gas fired central heating and electronic front security shutters.

**Ref: 10967****To Let – Now Let****Four Oaks Sutton Coldfield – Newsagents/Convenience/Wines/Lotto Store**

Well Established newsagents business with gross sales averaging around £9,000 per week with a gross profit yield in the region 22%. Income from Lotto commission amounts to £150 per week and a further £85 per week from Hermes and Payzone. The weekly newbill at cost is £2,000. Located in a very desirable residential area in a good parade of shops including hair & beauty salons travel agents card shop and kitchen shop. The property briefly comprises ground floor sales area 500 sq.ft approximately with rear kitchen 2 x store cupboards and lounge and to the first floor two double bedrooms and one single bedroom and shower room plus outside front forecourt and rear yard with vehicle access and car parking spaces all to be secured on a new lease with a rent of £18,000 per year. Hours of trade 6.00am to 8.00pm Monday to Saturday and 6.00am to 3.00pm Sunday. It has been in the same owners hands for the last 23 years and only now selling

**Ref: 11045****Leasehold Reduced for Quick Sale £39,950 – SOLD****Hockley Birmingham – Convenience/Wines/Lotto Store**

Convenience Store located in Hockley in Birmingham operating from ground floor property 600 sq.ft approximately with sales of newspapers sweets tobacco National Lottery Paypoint and Payzone. Gross takings average £7,000 per week with a gross profit yield in the region of 20%. Additional income from commissions paid amount to just over £200 per week. The shop operates 8.00am to 9.30pm Monday to Saturday and 9.30am to 9.30pm Sunday. The Premise comprises ground floor corner sales shop with rear store WC and office all secured on a lease with a rent of £7,500 per year. The business is located in a densely populated area of Birmingham and has CCTV and is alarmed.

**Ref: 11001****Leasehold Reduced to £69,950****Smethwick Birmingham – Butchers and Frozen Fish Centre**

Family run Butchers business for sale located on a busy High street with sales of all types of meat and frozen fish sold mainly over the counter and with sales to local restaurants. Gross takings average £7,000 per week with a gross profit yield in the region of 30%. Property comprises ground floor sales area with cellar rear preparation room bathroom and walk in fridge and walk in freezer. Total ground floor area 1,400 sq.ft approximately. To the first and second floors 5 double bedrooms bathroom lounge kitchen store room and office. The whole property to be secured on a new lease terms negotiable with a rent of £29,950 per year or £20,000 per year for the ground floor only. Hours 9.00am to 7.00pm Monday to Thursday 8.30am to 8.00pm Friday & Saturday and 10.30am to 6.00pm Sunday. There is plenty of customer parking.

**Ref: 10999****Leasehold £29,950 - SOLD**

**Solihull West Midlands – Well Established Newsagents/Convenience/Wines/Lotto Store**

Newsagents/Convenience/Wines & Spirits/Lotto store with two bedroom accommodation trading for over 50 years in an excellent group of shops on a busy link road with plenty of off road customer parking in a good residential area of Solihull close to 3 schools. Sales average £7,750 per week with a gross profit yield in the region of 25%. Additional income of £150 per week from commission from the National Lottery and further income from top ups and paypoint. Weekly newsbill at cost £900 with 3 morning rounds. The premise briefly comprises ground floor sales shop 600 sq.ft approximately with rear store and WC and door to outside rear garden with side garage offering room for extension to the shop. To the first floor there is a living room bathroom fitted kitchen box room double bedroom and single bedroom all to be secured on a new lease with a rent of £12,000 per year. The accommodation is rented out at £550 per month at present. Great opportunity to purchase a well run business and to live in Solihull.

**Ref: 11036****Leasehold £69,950 – SOLD****Blackheath West Midlands – Lifestyle Newsagents/Convenience/Wines/Lotto**

Newly fitted and equipped to a very high standard newsagents with wines and spirits and now with the national lottery operating under the Lifestyle banner with gross sales averaging £2,750 per week with a gross profit yield in the region of 25%. Extra income is earned from Lotto and Midland Dry cleaners commission with an opportunity to introduce more companies. The business is located on the High Street in Blackheath close to major retail outlets and operates from premise comprising sales area with rear stock room/kitchen and WC and to be secured on a new lease with a rent of £100 per week. The business has been operating just a few months and the turnover is still increasing and is offered at a very realistic price for a quick sale.

**Ref: 11012****Leasehold £14,950 – SOLD**

**To obtain the full particulars of any of the above businesses,  
please telephone 01564 739797 and quote the appropriate reference number.  
Alternatively, request the particulars from our web site at  
[www.hurdleyandco.co.uk](http://www.hurdleyandco.co.uk)**