

**General ♦ Commercial Premises ♦ Investment Properties****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****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 (505sq.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****Kings Heath Birmingham – Well Established Hair Salon**

Well established hair salon business for sale currently operated entirely under management with potential for any new owner/worker to really operate the business to full capacity and seriously increase the present turnover. Sales average £400 per week only operating Wednesday to Friday 9.00am to 4.00pm. The premise is located in Kings Heath in a parade of shops including Select & Save Café Pet Shop Chinese takeaway ETC and briefly comprises salon area with 4 styling positions (room for 4 more) side kitchen utility room and beauty room which could be sub let and outside rear yard. The property is secured on a Birmingham City council rolling lease with 6 months notice either way and a rent of £5,500 per year. There are no business rates to pay. This business could produce well over £1,000 per week turnover in an enterprising new owners hands. The shop is fully fitted and equipped and has the benefit of gas fired central heating throughout. REDUCED IN PRICE FOR QUICK SALE.

Ref: 11081**Leasehold £9,950**

Solihull West Midlands – Freehold 30 Place Private Day Nursery

Rare opportunity to purchase a freehold 30 place private children's day nursery located in the Solihull area having very good Ofsted reports and with a turnover for year end 31 March 2016 of £217,000 with an adjusted net profit for the year of around £80,000. The business has been established over 24 years with the current owner having run the concern for the last 14 years with a manager and 10 further staff. The semi detached two storey gas centrally heated property of some 160sq.m (1,723sq.ft) comprises ground floor pre school rooms with wet room snug room 2 x kitchens WC and to the first floor baby rooms with kitchen office staff WC and store. Outside there is a rear astro turf play area and rear car park for up to 8 cars. The business operates 7.30am to 6.00pm Monday to Friday.

Ref: 11105**Freehold £495,000****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****Town Centre Kent – Retail Dancewear & Shoe sales**

Great opportunity to purchase a dance wear and shoes retail business established by the current owner in 1971 operating from a retail shop in this affluent town in Kent. The business specialises in dance wear for local dance schools in Kent and East Sussex and surrounding areas and supplies several schools around the country. Gross sales average £8,716 per week with a gross profit yield in the region of 44% operating 9.30am to 5.30pm Monday to Friday and 9.00am to 6.00pm Saturday. The business has an excellent reputation and is the only supplier locally outside of London. The retail shop of some 61.28sq.m (670sq.ft) comprises front sales area rear sales area with 2 x changing areas kitchen office and WC all secured on a lease with a rent of £17,000 per annum which includes a separate warehouse used for storage. The business is operated by the owner with a full compliment of staff and is only being sold due to retirement.

Ref: 11133**Leasehold £125,000 plus stock****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**

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****West Midlands – Fire & Safety Services Business**

For sale a fire and safety services business carrying out fire risk assessments fire safety training fire extinguishers fire escape signs and PAT testing. The business is operated from home by the owner with two consultants and has been established since 2013. Turnover for year end 31 March 2017 around £68,000 with an adjusted net profit of £40,000. The business can easily be relocated and has many repeat accounts with local schools and businesses. Full tuition would be given to any new owner. Sign written van to be included plus training fire extinguishers. The current owner really only operates 3 days per week and there is a great opportunity for a new owner to take the business forward and substantially increase the present turnover. Retirement sale.

Ref: 11128**Purchase Price £59,950****Blackheath West Midlands – Cake Shop for Sale**

A cake shop business for sale established over 6 years selling speciality cakes weddings birthdays ETC together with all the accessories needed for making cakes. The sales for the year average around £44,500 from hours of 9.00am to 4.00pm Monday to Friday and 9.00am to 1.00pm Saturday. The premise comprises spacious sales area with rear kitchen with oven and WC. The premise is secured under a licence with a rent of £4,200 per year and with no business rates to pay. There is scope for any new owner to introduce baking classes and also children's parties. Located on a busy road in a parade of shops with plenty of customer car parking.

Ref: 11123**Leasehold £14,950**

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 – Let subject to contract****Yardley Birmingham – Established Barbers Business for Sale**

Established Barbers business for sale in the same owners hands for the last 19 years and only now selling due to other business commitments. The owner operates the business Wednesday Thursday & Friday 11.00am to 6.00pm and takes on average around £350 per week. The business of course could be open longer hours and has at its peak produced figures well over £1,000 per week. The property comprises ground floor shop with 3 x styling positions with 3 x Belmont adjustable barbers chairs 3 x backwashes with shower units 3 x wall mirrors table with cash register and 3 seater sofa and to the rear WC with wash hand basin. There are front window security roller shutters and a front drive with one parking space. There is plenty of customer car parking space surrounding the shop. A new lease is available terms negotiable with a rent of £80 per week. The purchase price includes the goodwill fixtures and fittings and the new lease.

Ref: 11119**Leasehold £7,500 – SOLD****Kings Heath Birmingham – Freehold 34 Place Children's Day Nursery with Accommodation**

Fantastic opportunity to purchase a 34 place children's day nursery with the substantial freehold property established over 15 years and operating in a good residential area south of Birmingham Monday to Friday 7.30am to 6.00pm operating under management. Turnover for year end 31 March 2017 was £292,000 with an adjusted net profit of £85,000. The semi detached corner gas centrally heated property briefly comprises ground floor hallway with leading off kitchen toddler area for 16 and baby area for 6 staff WC storage cupboard changing room and children's WC. To the first floor pre school area for 16 with staff WC office cloakroom and children's WC. There is an attic room used for storage. Accommodation consists of separate entrance door leading to kitchen/dining area and lounge with doors to private small garden and to the first floor double bedroom with en suite bathroom. The accommodation is used by the staff as a restroom/kitchen/lounge area. Outside front driveway with parking for 6 cars and rear garden with separate areas. The business is run under management and offers a great opportunity to any enterprising new owner.

Ref: 11118**Freehold £595,950 – SOLD subject to contract****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**

Acocks Green Birmingham – Retail Shop/Offices To Let

Ground floor retail/office premise to let located in Acocks Green centre a thriving commercial area with many multiple retailers including Costa Coffee Wilko Boots Burtons Barclays bank ETC. The mid terraced two storey property comprises ground floor retail/office space with kitchen and WC of some 57.8sq.m (620sq.ft) with front forecourt allowing parking of two vehicles and rear enclosed yard. The premise is heated with storage heaters. The property has been used as an estate agents office for the last 30 years and has A2 office use but can be converted back to A1 retail without any planning permission. A new lease will be granted terms negotiable with a rent of £15,000 per year. The property is situated just off the A41 Warwick Road and some 4 miles from Solihull town centre and 5 miles from Birmingham city centre.

Ref: 11088**To Let – Now Let****Kings Heath Birmingham – Freehold Hair Salon with Accommodation**

Very well established hair salon business operating just Wednesday to Saturday with sales averaging £900 per week and only being sold due to retirement with great scope for any new owner to really improve on the business. The freehold property briefly comprises ground floor salon area currently with 8 styling positions reception area and washing area rear kitchen/utility WC 2 x beauty rooms (could be let out around £100 pw each) and outside rear yard which could be used as car park. To the first floor separate entrance self contained flat with bathroom double bedroom kitchen and lounge let at £487.50 per month. There is gas central heating to the whole property with separate meters. The premise is located on a busy road in a parade of shops in Kings Heath an excellent residential suburb south of Birmingham.

Ref: 11067**Freehold £215,000 - SOLD****Acocks Green Birmingham – Freehold Retail Shop/Offices with Accommodation**

A rare opportunity to purchase a freehold property located in Acocks Green centre a thriving commercial area with many multiple retailers including Costa Coffee Wilko Boots Burtons Barclays bank ETC. The mid terraced two storey property comprises ground floor retail/office space with kitchen and WC of some 57.8sq.m 620sq.ft with front forecourt allowing parking of two vehicles and rear enclosed yard. There is a separate entrance to a first floor self contained flat with lounge fitted kitchen double bedroom and bathroom with shower WC and wash hand basin and store room. The whole premise is heated with storage heaters. The property has been used as an estate agents office for the last 30 years and has A2 office use but can be converted back to A1 retail without any planning permission. The potential rental income from the property is around £21,000 per annum. The property is situated just off the A41 Warwick Road and some 4 miles from Solihull town centre and 5 miles from Birmingham city centre.

Ref: 11080**Freehold £245,000 – 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: 11076**To Let – Now Let**

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****1162 Stratford Road Hall Green Birmingham - Retail Property To Let with Accommodation**

Retail premise to let ground floor sales area 49.95 sq.m (540 sq.ft) approximately with rear office store room WC and single garage and outside rear yard with vehicle access and two car parking spaces. To the first and second floor accommodation comprises kitchen lounge bathroom and double bedroom and to the second floor double bedroom and attic storage space with gas fired central heating. The premise is ideal for a variety of uses. The property is located on the busy A34 Stratford Road in Hall Green Parade with customer car parking. A new lease for the whole property is available with a rent of £14,500 per year. The ground floor shop only is available at £8,500 per year rent.

Ref: 11028**To Let – Now Let****Weoley Castle Birmingham – Well Established Dry Cleaners**

Well established dry cleaners with sales averaging over £1,200 per week and a gross profit yield of around 80%. The business has been established over 50 years and in our clients hands for the last 16 years. The business mainly carries out dry cleaning but also does some washing ironing and sells a small amount of haberdashery items. The fully fitted and equipped premise briefly comprises ground floor sales area with rear kitchen and WC and to the first floor a separate entrance self-contained one bedroom flat let at present with an income of £4,200 per year. Outside is a rear yard with vehicle access. The whole property is secured on a lease with a rent of £10,200 per year. The business operates 5 days per week 8.30am to 4.50pm Monday Tuesday Thursday and Friday and 8.30am to 3.50pm Saturday. This is a highly profitable business easily run by the owner and one full time staff and is only for sale due to Retirement.

Ref: 10988**Leasehold £14,950 – SOLD****Hall Green Birmingham – Retail Shop For Sale Freehold**

Retail mid terraced 3 storey shop for sale freehold located at 1074 Stratford Road in Hall Green on the main A34 in a parade of shops with ample customer car parking facilities in a good residential area south of Birmingham. The property comprises ground floor sales area 85 sq.m (912 sq.ft) with rear office and to the first and second floors separate entrance self-contained accommodation with lounge double bedroom box room and bathroom to the first floor and to the second floor two double bedrooms. Outside there is a rear yard with vehicle access and to the front forecourt which can be used for display. The premise has A1 retail use.

Ref: 11004**Freehold £220,000 - SOLD**

Halesowen West Midlands – Quality High Turnover Freehold Hair Salon

Well established high turnover quality hair salon for sale with ground floor modern ladies salon having 8 styling positions 2 x backwashes and small kitchen with first floor salon for men with 2 styling positions 2 x backwashes and kitchenette together with separate beauty room let at £100 per week staff room and WC. The gross takings average over £5,000 per week from trading hours 9.00am to 6.00pm Tuesday to Friday and 8.30am to 4.00pm Saturday. The property is located in Halesowen town centre close to many multiple retailers with plenty of customer parking facilities and is for sale freehold. There is staff parking to the rear of the property and the business is for sale due to retirement. The business is also for sale at £49,950 with the property secured on a new 10 year lease with a rent of £16,000 per year. An option to buy the freehold at a later date could be arranged.

Ref: 10960**Freehold £249,950 or Leasehold £49,950 - 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**