

**General ♦ Commercial Premises ♦ Investment Properties****West Heath Birmingham – Hair Salon**

Established over 30 years modern hair salon for sale in the present owner hands for the last 11 years and only now being sold due to ill health. Sales average £1,000 per week from minimal opening hours 9am to 4pm Tuesday to Friday and 9am to 3pm Saturday hours can be extended. Operated by the owner who only now works 2.5 days per week with one stylist one junior and one part time girl. Premise situated in a busy group of shops in a residential suburb of Birmingham briefly comprising well fitted and equipped ground floor salon area with 5 styling positions rear store office staff room WC rear outside yard and to the front forecourt for the parking of two vehicles. The premise is secured on a 10 year lease from May 2003 with a rent of 125 per week. There is a genuine opportunity for any new owner with energy and enthusiasm to increase the present turnover.

**Ref: 10645****Leasehold £24,950****Walsall West Midlands – Ironing Company**

Ironing Company established in 2006 with many regular customers easily run by the owner with two part time staff. Operated from retail shop premise with very low overheads comprising sales area with two ironing units rear store and WC situated on a busy main road within the commercial centre of the town and having ample car parking facilities. Sales average £700 per week with a net profit of £19,000 per annum (more if carried out the work of both part time staff) from very few hours per week. Operating from 9.30am to 5.00pm Monday to Friday and 10.00am to 4.00pm Saturday. Premise secured on a 12 month lease with a rent of £95 per week. Scope to increase the turnover by providing more services cleaning etc or to increase the profit by operating from home.

**Ref: 10638****Leasehold Reduced for Quick Sale £24,950****Birmingham West Midlands - Cleaning Company**

Well established cleaning company based in Birmingham and specialising in cleaning quality apartments in Birmingham City centre mainly for local letting agents. The business has been established over 14 years and is operated by the owner with a supervisor and 11 cleaning staff. The business turnover for the year end March 2009 was £130,000 and produced an adjusted net profit in the region of £38,000. The business is for sale with an office in the city centre with a rental of £70 per week fixtures and fittings and a Berlingo van. Genuine retirement sale after 14 years this concern offers any new owner an exceptional business with great scope for the future. A handover period will be given with introductions to the letting agents.

**Ref: 10637****Leasehold £45,000 - under offer**

**Birmingham West Midlands - Betting Shop**

Operating since 1961 the betting shop is located in a parade of shops approximately 6 miles south west of Birmingham City centre secured on a 10 years lease from October 2005 subject to a review in the 5<sup>th</sup> year and with a rent of £2,900 per annum. Turnover for the year ending March 2009 was in the region of £540,000 with a gross profit of £110,000. The business is operated entirely under management with two full time managers and one full time cashier. The premise is fully equipped with the latest technology and all included in the asking price. The business would be ideal for an owner worker just employing a cashier. The purchase price is for the goodwill fixtures and fittings and the benefits of the unexpired lease.

**Ref: 10632****Leasehold £75,000****Dorridge Solihull – Property Lease for Sale with D1 Medical & Health Services Use & Other Uses Subject to Planning Consent**

Property located at 1 Arden Buildings Station Road Dorridge Solihull B93 8HH previously used as a dental surgery and suitable for a variety of uses subject to planning consent. The 3 storey brick built premise comprises ground floor reception area with waiting area and space behind the counter plus one room. Stairs lead to 1<sup>st</sup> floor landing with leading off 3 rooms and a kitchen and to the 2<sup>nd</sup> floor ladies & gents WC. Total area 899 sq.ft 83.52 sq.m. The property is shared with tenants occupying two rooms to the 2<sup>nd</sup> floor and they are on a different tenancy agreement. The premise is secured on a 5 years lease from May 2008 with a rent of £21,500 per annum exclusive of rates. There is gas central heating to the 1<sup>st</sup> & 2<sup>nd</sup> floors. Ideally prominently located in the heart of Dorridge village close to Tesco Express and opposite HSBC Bank plus many other shops offices and restaurants with ample car parking facilities. Sainsburys supermarket are in the process of taking over and developing Forest Court for their own use opposite the premise which will generate many more people to the area. There is a purchase price for the lease and fixtures and fittings including carpets tables & chairs light fittings etc.

**Ref: 10631****Lease for Sale £5,000****Kings Heath Birmingham – Well Established Hair Salon**

Well established hair salon in the present owners hands for the last 30 years with sales averaging £900 per week with net profits over £20,000 per annum operating 5 days per week. The salon is situated in a small parade of shops including a pet shop convenience store Chinese Takeaway and Accountants on a main bus route in Kings Heath secured on a Birmingham City council 5 years lease with a rent of £84.00 per week. The property comprises ground floor sales area with 4 styling positions rear kitchen/rest room rear beauty room/store room WC and outside yard with further store room and service road. The business has been established well over 30 years and has many regular clients. The sales area could be modernised with potential to increase the present turnover. Operated by the owner with one full time stylist. The business is closed 3 weeks in the year for holidays. Offers are invited in the region of £24,950 for the goodwill, fixtures and fittings and the benefits of the unexpired lease. Stock extra at valuation.

**Ref: 10630****Leasehold £24,950 – sold**

**Sparkhill Birmingham – HMO/Bed & Breakfast Property**

Freehold property for sale situated in a residential road just off the A34 Stratford road in Sparkhill Birmingham. The premise is being sold with vacant possession but has planning consent for use as a bed & breakfast or house with multiple occupancy with 6 letting rooms. If fully let as a HMO the income generated would be in the region of £22,000 per annum. The two storey brick built mid terraced property briefly comprises ground floor hallway with two bedrooms fitted kitchen dining area and to the first floor four bedrooms and bathroom. Outside to the rear is a garden. The well maintained property has the benefit of double glazing gas central heating emergency lighting and is fully compliant with smoke alarms etc

**Ref: 10627****Freehold £195,000****Sheldon West Midlands – House with 7 En Suite Letting Rooms**

Freehold semi detached house registered with Birmingham city council for 7 guests per night situated on the busy A45 Coventry Road close to Birmingham International Airport the NEC LG Arena and approximately 4 miles from Birmingham city centre. The property comprises ground floor reception area dining room guest lounge fully fitted kitchen utility room private bedroom store private shower room private lounge office and one twin letting room. To the first floor two twin rooms and one family room and to the 2<sup>nd</sup> floor two double bedrooms and one twin bedroom. All the bedrooms have en suite facilities. Outside there is a front drive with parking for up to 7 vehicles and to the rear garden. The current owners have been letting rooms for over 20 years and there are many regular guests due to its close proximity to the airport and the NEC. Turnover £58,000 per annum. Closed for one month over Christmas and New year.

**Ref: 10625****Freehold 339,500****Willenhall West Midlands – Freehold Investment Property**

Freehold investment property for sale with a rental income of £32,920 per annum from two ground floor shop units and three first floor flats. Ground floor units let to Chinese takeaway & Indian Restaurant on 21 & 20 year leases with a rental of £16,720. Three first floor flats fully furnished to very high standard two two bedroom flats and one one bedroom secured on 6 month shorthold tenancy agreements with a rental income of £16,200 per annum. The property has recently been extended and is in very good order throughout. Situated on the B4464 Walsall Road close to Willenhall town centre and a short distance from junction 10 of the M6 motorway.

**Ref: 10623****Freehold £475,000****Wolverhampton West Midlands – Freehold Investment Property**

Freehold investment property for sale with a rental income of £74,886 per annum exclusive. The property is situated in Wolverhampton Town centre and is occupied by 4 tenants one being Wolverhampton NHS Primary Care Trust. Two other tenants occupy offices and one a fully equipped gymnasium. There is a vacant area with a potential to let at a further £15,000 per annum giving a total possible rental income nearer £90,000 per annum. The property was constructed in the 1950's and fronts Snow Hill with rear access at Temple Street. The whole property is approximately 25,000 sq.ft in total.

**Ref: 10613****Freehold £998,000**

**West Midlands – Established Dance School**

Dance School for sale established by the present owner 13 years ago specialising in Ballroom Latin American and Freestyle. Operating from spacious freehold premise in the West Midlands having dance studio of some 912 sq.ft with separate entrance door reception/office two rest rooms kitchen and ladies & gents WC's. To the first floor delightful two bedroom flat with en suite modern bathroom lounge modern fitted kitchen and further separate WC. There is gas fired central heating throughout the premise. Outside side driveway with off road parking. Turnover for the year ending March 2008 was £52,000 with high profit margin mainly from dance lessons with a little bit of income from sales of tea & coffee. There is an opportunity to include an accessories shop within the property to increase the turnover. During the week the business opens at 3pm and there is an opportunity of utilising the premise more and opening in the mornings as well.

**Ref: 10614****Freehold £295,000****Solihull West Midlands – Hair Salon**

Established ladies hair salon with sales averaging £2,000 per week. Operating from spacious premise with front and rear salons having 11 styling positions together with 2 x backwashes and one front wash rear rest/store room kitchen and WC and to the first floor flat with 2 bedrooms lounge kitchen and bathroom secured on a 6 years lease from September 2008 with a rent of £8,000 per annum. The salon operates 5 days per week is situated in a parade of shops with ample car parking facilities in a good residential area. The business is for sale fully fitted and equipped and offers any new owner a great opportunity to further improve an already profitable concern.

**Ref: 10595****Leasehold £29,950****162 Woodthorpe Road Kings Heath Birmingham – Retail Shop To Let**

Ground floor retail shop to let in Woodthorpe Road which runs off the A435 Alcester Road South in Kings Heath approximately 4 miles south of Birmingham City centre. The premise comprises ground floor shop 521 sq.ft (48.4 sq.m) maximum approximately with rear WC under stairs cupboard rear store/rest room and rear access to be secured on a new lease terms negotiable subject to 3 yearly rent reviews and with rental of £225 per week. Other shops in the parade include Butchers Chinese Takeaway Hair Salon Florists Newsagents and Off License. Suitable for a variety of uses easy parking to the front of the premise being in a busy location on a bus route with a stop outside the parade.

**Ref: 10588****To Let****Solihull West Midlands – Hair Salon**

Well established hair salon business with sales in the region of £2,500 per week operating 5 days per week (Tuesday to Saturday) from nicely situated ground floor modern well fitted & equipped premises in Solihull. Property secured on a 9 years lease from May 2007 with a rent of £224 per week inclusive of VAT. Operated by the owner with two full time staff and one part time. Superbly appointed salon with wood flooring spotlight lighting and six styling positions with rear small kitchen area and WC. Ill health forces sale.

**Ref: 10586****Leasehold £24,950**

**Great Barr Birmingham 17 Stanton Road Great Barr – Retail Shop Freehold for Sale or To Let**

Retail shop for sale or to let situated just off Hamstead Road in Great Barr within a busy parade of shops including fish & chip takeaway convenience store with off license newsagents and greengrocers. The former butchers premise comprises sales area totalling 624 sq.ft (77.34 sq.m) with outside store room 208 sq.ft (19.32 sq.m) plus WC. To the front of the premise is a forecourt for display use or car parking. To the 1<sup>st</sup> floor self contained separate entrance flat with lounge kitchen and hallway and to 2<sup>nd</sup> floor 2 bedrooms and bathroom. There is gas fired central heating to the flat. A new lease is available for the whole premise at £13,800 per annum or for the ground floor shop £7,800.00 per annum exclusive of rates. The whole freehold property is for sale at £199,500 or £99,500 for the ground floor shop only.

**Ref: 10584****Freehold £199,500 or To Let****Erdington – 247 High Street Erdington Shop Unit To Let**

Ground floor retail shop to let in Erdington High Street total effective sales area 1912 sq.ft to be secured on a new 10 year lease with a rent of £22,500 per annum exclusive. Very busy shopping area with other shops including Greggs Farm Foods Bright House Ladbrokes Barclays bank and Halifax. Prominent corner location property ideal for many uses.

**Ref: 10567****To Let****Hall Green Birmingham – Retail Premise To Let**

Retail self contained premise to let situated on the busy A34 Stratford Road in Hall Green a busy parade of shops approximately 4.5 miles south of Birmingham City Centre. Premise comprises ground floor shop 484 sq.ft with rear WC and kitchen to be secured on a new 6 year lease with a rent of £8,995 per annum. Shop previously traded as a travel agent but suitable for a variety of uses.

**Ref: 10535****Leasehold To Let - Let****Birmingham West Midlands – Tool Makers/Tube Manipulation/Fabrication & Specialised Tooling Company**

Engineering Company for sale established in 1990 specialising in tool making tube manipulation fabrication bending piercing and specialised tooling for the automotive and aerospace industry. Operating from freehold industrial premise briefly comprising two units with offices and WC total 8619 sq.ft including mezzanine floor plus outside two car parking spaces and 4,000 sq.ft yard. Turnover for the year end 31<sup>st</sup> October 2006 was £448,021 net profits over £100,000. Included in the sale goodwill freehold property and an extensive inventory of plant and equipment. The business is located approximately 4 miles south of Birmingham City centre

**Ref: 10547****Freehold £875,000****Selly Oak Birmingham – Freehold Retail Shop Premise with Two Bedroom Flat**

Retail Shop premise currently operating as a hair salon briefly comprising ground floor sales area 878 sq.ft (81.63 sq.m) approx with rear kitchen WC and outside rear yard with separate garage. To the first floor there is a two bedroom self contained separate entrance flat which can be rented out. The property is situated in Selly Oak in a parade of shops including two convenience stores an off license and Chinese takeaway. Nice residential location approximately 4 miles south west of Birmingham City centre.

**Ref: 10534****Freehold £165,000 –sold**

**Northfield Birmingham – Ladies Fashions**

Ladies fashions shop for sale specialising in the sale of more mature fashions with sales averaging over £1,700 per week with a 40% gross profit yield. Premise comprises ground floor sales area with two fitting rooms and kitchen area plus 1<sup>st</sup> floor & 2<sup>nd</sup> floor 4 further rooms and outside rear yard with private parking space and garage. Premise secured on a lease with a current rent of £10,000 per annum.

**Ref: 10505****Leasehold £16,950****Northfield Birmingham – 1<sup>st</sup> & 2<sup>nd</sup> Floor Commercial Rooms To Let**

A great opportunity for a hairdresser/beautician or office/commercial outlet to rent rooms over a ladies fashion shop situated opposite Woolworths on the busy A38 Bristol Road South in the heart of Northfield. Rent £150 per week inclusive of rates heat light water etc. There are 3 rooms to the first floor fitted and equipped as a hair salon plus 1 room to the 2nd floor with WC. The rooms would be available from 9.30am to 5.30pm Monday to Saturday.

**Ref: 10485****To Let**

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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)**