Hurdley & Co
ESTABLISHED 1954

General ◆ Commercial Premises ◆ Investment Properties

West Midlands – Architectural Practise Business for Sale

For sale an established Architectural Practise Business operating since 2010 carrying out plans for planning permission building regulation matters and construction operated currently from an office based in the owners house operating 9am to 5pm Monday to Friday using a computerised software drawing system with the owner happy to negotiate a handover period to any purchaser. The business operates in Solihull in the West Midlands and has built a sound reputation and has a good client base with many referrals but also generates business from advertising on Google. The turnover for year end 31 August 2022 net of VAT was £182,757 with an adjusted net profit of £160,000 and with year end August 2023 figures expected to be very similar. This is a great opportunity to purchase a well run and very lucrative business.

Ref: 11263 ***Leasehold £269,950***

Birmingham West Midlands – Beauty Salon For Sale

For sale an established beauty salon business carrying out facials eye treatments massages waxing and tanning from ground floor shop premise located on a busy main road in a small parade of shops with customer parking approximately 7 miles south west of Birmingham. The gross takings average around £2,700 per week operated by two owners with two part time staff operating just 5 days per week. The property which is approximately 634sq.ft comprises reception area with nail treatment area beauty room with treatment table pedicure room further treatment room small storeroom kitchen disabled WC and Tanning room. Outside to the front customer car parking and to the rear owners car parking. The premise is secured on a 12 year lease with a rent of £12,600 per annum including VAT.

Ref: 11249 ***Leasehold £24,995***

Birmingham West Midlands – Children's Day Nursery

For sale a well established 50 place children's Day Nursery to be sold leasehold operated by the owners since 2007 from detached gas centrally heated premise with ground floor and second floor and large garden located around 5 miles east of Birmingham city centre and close to Heartlands hospital. The nurseries annual turnover is around £207,000 per annum operating from hours of 8.00am to 6.00pm Monday to Friday with the owner acting as manager and 8 other staff members. The nursery is Ofstead registered has a 5 star hygiene rating and operates with ages 0-4 years old. It is being sold Leasehold with a 20 year lease and a rent of £30,000 per annum and a price of offers £149,950

Ref: 11231 ***Leasehold £149,950***

Solihull West Midlands – Long Established Hair & Beauty Salon

For sale a long established hair and beauty salon fully fitted and equipped. Turnover £84,000 per annum. The salon is in a prime location on a busy main road with plenty of customer parking spaces in a very good residential area. The property comprises ground floor salon area with 7 styling positions and 2 backwashes rear kitchen and small store. To the first floor bathroom and beauty rooms. Outside rear garden. The property is secured on a lease with a rent of £12,000 per annum. It is a very well run business fully staffed and is only being sold due to retirement.

Ref: 11261 ***Leasehold £34,950 – SOLD subject to contract***

Solihull West Midlands – Heat Sealers & Packaging Equipment Distributer

Established in 2000 the company specialise in selling a comprehensive range of packaging equipment to a wide range of business sectors including food, medical and manufacturing. These machines include hand operated plastic bag heat sealers foot pedal operated heat sealers and vacuum sealer equipment mainly through an online shop and delivered to the buyers. The business operates from premises in Solihull on a licence with a rent of around £13,500 per annum but could easily be relocated to anywhere in the country. Net sales for the business for the year end April 2023 were £253,710 with a net profit over £60,000. The business is operated by the owner on a part time basis and a full time manager Monday to Friday 9.00am to 5.00pm. They have over 4,000 customers on their database and most purchases are made online including spares and accessories. The owner is selling due to semi retirement and there is a great opportunity for any new owner to improve on the current turnover.

Ref: 11260 ***Leasehold £175,000***

Alcester Warwickshire – Freehold Commercial Investment Property

Freehold Investment Property for sale freehold situated on the High Street in Alcester a market town in the Stratford upon Avon district of Warwickshire. The 3 storey mid terrace property comprises ground floor hot food takeaway and to the first & second floors 3 bedroom maisonette. The ground floor shop is secured on a 25 year lease from 2017 subject to 5 yearly rent reviews and with a current rent of £13,200 per annum. The maisonette has separate entrance with large lounge kitchen two double bedrooms and one single bedroom and bathroom and has all separate bills and a monthly rent of £720.00. The ground floor tenants have been trading from the premise for over 20 years and the tenant of the accommodation is secured on a shorthold tenancy agreement from 1st June 2023 for 2 years. The total rental income amounts to £21,840 per annum. Alcester is a super market town with a large Waitrose store providing ample car parking.

Ref: 11253 ***Freehold £275,000 - SOLD***

South Birmingham West Midlands – Ladies Hair Salon

Great opportunity to purchase a well established hair salon fully fitted and equipped but currently closed operating from ground floor retail shop. The premise is situated on a busy road in an excellent residential area in a parade of shops including beautician barbers Chinese takeaway fish chip shop newsagents and hair salon with plenty of customer car parking. The salon was taking £2,000 per week operated by a manager with 1 part time staff. The property which has gas fired central heating comprises ground floor sales area fully fitted and equipped with WC and kitchen/staff room and outside to the rear terrace and refurbished outbuilding used as beauty room. The ground floor sales area is to be secured on a new lease terms negotiable with a rent of £10,200 per annum.

Ref: 11251 ***Leasehold £12,500***

Acocks Green Birmingham – Established Ladies Hair Salon

Established Ladies Hair Salon operating for over 40 years located on a busy main road with many other shops and with parking to the front of the parade. Takings average £2,500 per week from 5 day week (closed Tuesdays & Sundays) operated by 1 full time and 4 part time staff. The premise comprises ground floor sales area with 6 styling positions rear kitchen WC and outside to the rear yard with car parking space. To the first floor there is a self contained separate entrance gas centrally heated flat with bedroom kitchen bathroom and lounge presently sub let with an income of £600 per month which is inclusive of utility bills. The whole property is secured on a 10 year lease from 2018 with a rent of £12,000 per annum. The lady owner is not a hairdresser and just manages the business which is being sold for health reasons.

Ref: 11250 ***Leasehold Offers £45,000***

Coleshill Birmingham – Well Established Hardware Store

Well established hardware store for sale with takings averaging £2,400 per week with a gross profit yield in the region of 45%. The premise comprises spacious sales area (800sq.ft approx.) with rear office/store room WC and outside rear yard plus store room and rear service road with one parking space. Sales include plumbing tools ironmongery locks and key cuttings. The property is secured on a 5 year lease from 24th June 2019 with a rent of £9,200 per annum and is renewable at the end of the term. The business operates Monday to Saturday 9am to 4pm and is operated by a husband and wife team and only being sold due to semi retirement.

Ref: 11239 ***Leasehold £37,500 – SOLD subject to contract***

Kings Heath Birmingham – Shop To Let

A great opportunity to take on a new lease at a retail shop in York Road Kings Heath Birmingham. A1 Retail use only no A3 or A5 use allowed or alcohol. The property is in a parade of shops in the popular York Road just off the High Street and a new lease terms negotiable is available a rent of £15,000 per annum for a ground floor shop (490sq.ft approximately) with kitchen and WC. There are at present no business rates to pay at the premise. York road runs just off the High Street in the centre of Kings Heath with many other shops & restaurants in the road.

Ref: 11247 ***To Let – Now Let***

Acocks Green Birmingham – Very Well Established Barbers Business

First time on the market for 56 years and established around 100 years barbers business operating from main Road in Acocks Green Birmingham only being sold now due to retirement. Takings average £950.00 per week from hours of trade 8.30am to 5.00pm Monday to Friday and 8.30am to 4.45pm Saturday. The business is operated from premise with salon area having 5 styling positions customer waiting area with bench sales counter rear backwash area kitchen and outside yard and WC all secured on a 9 year lease from 2016 with a rent of £100 per week. The business is operated by the owner with one full time assistant. Great location in a parade of shops and with customer car parking.

Ref: 11235 ***Leasehold £19,950***

Birmingham City Centre – Quality Ladies & Gents Hair Salon

Quality fabulously fitted and equipped Ladies & Gents Hair Salon situated in a very desirable location in Birmingham City Centre having been operating for over 10 years (6 years in the present location) by the same owner who is now selling due moving away from the area. The salon is on two levels ground floor and basement and has 13 styling positions throughout with mirrors and chairs 4 backwashes reception desk comfy sofas Disabled WC and staff WC colour mixing bar staff room 1 x beauty room which could be sub-let and one car parking space. The total sales area is 1,626sq.ft. The annual turnover is around £156,000 operating just 5 days per week closed Sundays and Mondays with 3 full time staff and 1 self-employed plus the owner. The property is secured on a 10 year lease from 2017 with a rent of £12,000 per annum. Great potential for any new owner with the area having many luxury apartments being built and new bars and restaurants opening.

Ref: 11248 ***Leasehold £75,000***

Handsworth Birmingham West Midlands – 60 Place Children's Day Nursery

Opportunity to purchase a 60 Place Children's Day Nursery established in 2011 located in Handsworth Birmingham West Midlands with good Ofstead rating with facilities for children 3 months to 5 years and operated entirely under management with scope for an owner/worker to significantly improve the business certainly with the introduction of after school club and breakfast club The turnover for the last 3 years has averaged £260,000 per annum and accounts are available to any interested party. The premise is located in Handsworth Birmingham and consists of two storey building to be secured on a new 15 year lease with a rent of £24,000 per annum. Hours of trade 7.30am to 6.00pm Monday to Friday. It can be purchased together with its sister business in Oldbury.

Ref: 11243 ***Leasehold £99,950 – SOLD subject to contract***

Oldbury West Midlands – 63 Place Children's Day Nursery

Great opportunity to purchase a modern 63 Place children's day nursery established in 2014 located in Oldbury West Midlands with good Ofstead rating with facilities for children from 3 months to 5 years and operated entirely under management with scope for an owner/worker to significantly improve the business certainly with the introduction of after school club and breakfast club. Turnover averages around £196,000 per annum and accounts are available for any interested party. The property consists of a single storey building with front large garden and plenty of parking in the road. The premise is available either Freehold or to be secured on a new 15 year lease terms negotiable with a rent of £24,000 per annum. Hours of Trade 7.30am to 6.00pm Monday to Friday. It can be purchased with its sister business in Handsworth.

Ref: 11242 ***Freehold £525,000 or Leasehold £75,000 – SOLD subject to contract***

Erdington Birmingham – Yard/Plot of Land to Rent

Very useful yard/plot of land to let located in Mason Road Erdington B24 9ER behind a row of shops. The land has been used for the last number of years by a building firm using it as a storage place for materials and a skip. You can drive a vehicle to the plot via a service road which runs to the back of the shops. There is a locked gate to the premise which is 120sq.m (1291 sq.ft) approximately. The land is to be secured on a one year rolling lease with a rent of £495.00 per calendar month. There are no services to the premise or business rates to pay.

Ref: 11241 ***To Let – Now Let***

Birmingham City Centre – Underground 30 space Car Park To Let

Underground 30 space secure car park to let with remote control entrance shutters located in Westgate Building Arthur Place Birmingham B1 3DA. The car park which has around 60 spaces is owned by the church opposite and is available Monday to Friday with 30 spaces and a rent of £25,000 per annum. A licence agreement would be drawn up for any new tenant. There are no other costs for the car park the rent would include all electricity and repairs. Please contact us if you would like to view.

Ref: 11237 ***To Let – Now Let***

Stirchley Birmingham – Two Garages and WC and Outhouse To Let

An opportunity to let 2 garages and an outhouse and WC in the residential area of Stirchley south of Birmingham. The property comprises two single storey brick built garages with up and over doors and small yard with WC and outhouse to be let with a rent of £225 per calendar month. One garage can be rented alone with a rent of £100 per calendar month or a garage and the WC and outhouse for £125 per calendar month. Opportunity of a small business operating from the premise.

Ref: 11236 ***To Let – Now Let***

Shirley Solihull – High Quality Greengrocers Business For Sale

Established High Quality Greengrocers Business For sale with gross takings of £7,000 per week and with a gross profit yield of around 40% operated completely under management and would ideally suit an owner/manager. Sales consist of fruit and vegetables flowers plants and convenience foods. The business operates from superbly located premise on the A34 Stratford Road in the heart of Shirley Solihull with plenty of customer car parking. The premise comprises front sales area and rear store/preparation area with outside yard and service road with car parking space and WC and to the front display area. There is to the first floor separate entrance self contained 2 bedroom flat sub let at present with a rent of £4,248 per annum. The property is secured on a 10 year lease from 2015 fully protected under the landlord and tenant act with a rent of £23,000 per annum. Hours of trade 8am to 4pm Monday to Saturday.

Ref: 11233 ***Leasehold £45,000 – SOLD***

Lakeside Redditch Worcestershire – Freehold Detached Investment Property

Freehold detached investment property comprising ground floor retail shop with store rooms WC and office together with 2 x separate entrance first floor self-contained flats with 2 x double bedrooms lounge kitchen bathroom and rear garden bringing in a combined income of £33,300 per annum. The ground floor shop which operates as a convenience store with off licence is secured on a commercial lease for 20 years from 2006 with current a rent of £22,500 and the two flats are on shorthold tenancy agreements with a rent of £450 per month each. The one flat is rented to the owner of the shop and the other to a couple who have been there for just over 12 years. The property is located in Lakeside in Redditch in a densely populated area 15 miles south of Birmingham city centre. Both flats have gas fired central heating and the shop has hot & cold air conditioning. The freehold investment property gives approximately an 8% return.

Ref: 11228 ***Freehold £425,000 – SOLD***

Kings Heath Birmingham – Well Established Garden Centre

Fantastic opportunity to purchase a very well established garden centre and hardware store operating in Kings Heath since 1947 and in the present owners hands since 1984 who through family reasons must reluctantly sell the business. The gross takings average around £3,500 per week with a gross profit yield of 53% trading from 9.30am to 5.00pm Monday to Saturday. The business operates from spacious freehold premise 386sq.m (4,155sq.ft) fully fitted and equipped briefly comprising sales area kitchen with WC mezzanine level used for storage workshop stairs to 1st floor level with 2 x store rooms ground floor storage area further 2 x store rooms and stairs to further 1st floor level with office/kitchen. Outside the premise has two entrances with private parking space for 7 vehicles and outside display area of approximately 1,500sq.ft. The business is being sold with the valuable freehold property located in a very desirable area of Kings Heath. Operated by a husband and wife team with one full time staff member.

Ref: 11227 ***Freehold £475,000 plus SAV – SOLD subject to contract***

1 Vicarage Road Kings Heath Birmingham – Commercial Property To Let

Commercial Property To Let on a prominent corner location in Vicarage Road Kings Heath Birmingham just off the High Street opposite Kings Heath Medical Centre and comprising semi detached 3 storey brick built period property 202sq.m (2,189sq.ft) with gas fired central heating throughout and briefly comprising ground floor 5 rooms reception area hallway WC and cellar. To the first floor 3 rooms plus 2 x kitchens and WC and second floor further room. Outside car parking space for up to 9 vehicles. The property has been used for A2 Office use and more recently C3 Dwelling houses but subject to planning consent can be used for a number of different uses. The whole property is to be secured on a new lease terms negotiable with a rent of £30,000 per annum.

Ref: 11226 ***To Let – Now Let***

Solihull West Midlands – Children's Day Nursery

A well established 100 place children's day nursery (age range 0-4 years) for sale superbly located in Shirley Solihull and secured on a Solihull council lease. The business operates 7.30am to 6.00pm Monday to Friday from spacious detached two storey spacious property with own car park and garden. The whole premise is over 4,000sq.ft to first and second floors and secured on a 10 year lease from 2013 with a rent of £38,000 per annum. A new 10 years lease till 2033 is available with a slightly higher rent. Turnover for the year end 2020 was £284,000 and the nursery has a very good Ofsted report. The business is operated by a manager and assistant manager and at present 8 other staff members The business which is operated under management would ideally suit an owner/worker to really improve the current turnover.

Ref: 11210 ***Leasehold £129,950 – Sold***

Acocks Green Birmingham – Investment Property

Great opportunity to purchase a freehold investment property with a rental income of £12,000 per annum. The two storey brick built mid terraced property is located on the Yardley road in Acocks Green Birmingham in a parade of shops including a convenience store and a café and operates as a hair salon business. The premise comprises ground floor salon with rear kitchen and WC and has a rear garden. To the first floor with access from the rear garden a flat with lounge double bedroom kitchen bathroom and hallway. The whole property which has gas central heating throughout is secured on a 10 year lease from 2017 with a rent review in the 5th year.

Ref: 11208 ***Freehold £200,000 – 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