4 Cliff Rock Road | Rednal | Birmingham | B45 8QE

Small retail investment for sale on one of Birmingham's main arterial roads connecting with the M5

83.42m² (898ft²)

- Let to an established hairdressers who have been in occupation since 2007
- Recently completed new 10 year FRI lease from 22 July 2026 expiring in 2036
- Upward only open market review as at 22 July 2031
- Rent for the first 2 years is £14,000 per annum rising to £16,000 per annum from year 3 until July 2031 whereupon there is an upward only open market rent review
- The vendor will top up the rent to the headline figure of £16,000 pa upon completion
- Offers invited at £187,500 to show a return of 8.5% on the rent of £16,000 per annum before costs
- Capital value approximately £209 per ft²
- The property is not elected for VAT



FOR SALE

Location | Gallery | Contact

FHP
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Location

The property is situated at the corner of Cliff Rock Road and Bristol Road South forming part of the A38.

The A38 Trunk Road is one of the main roads running out of the immediate area connecting with the M5 at Junction 4 and thereafter into the motorway network.

There are a variety of properties and trades fronting onto this main road. This property is situated a short distance to the west of Longbridge town centre and close to the area of Rubery. It is an area which has seen considerable regeneration during the last number of years.

The property occupies a highly prominent location at the junction of Bristol Road South and Cliff Rock Road.



Property

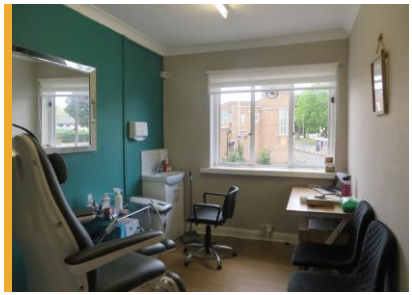
The property comprises an end of terrace high prominent building erected probably in the 1920s/1930s.

The building is of a traditional brick construction under a clay tile roof. The property has been completely redecorated internally and is in good condition.

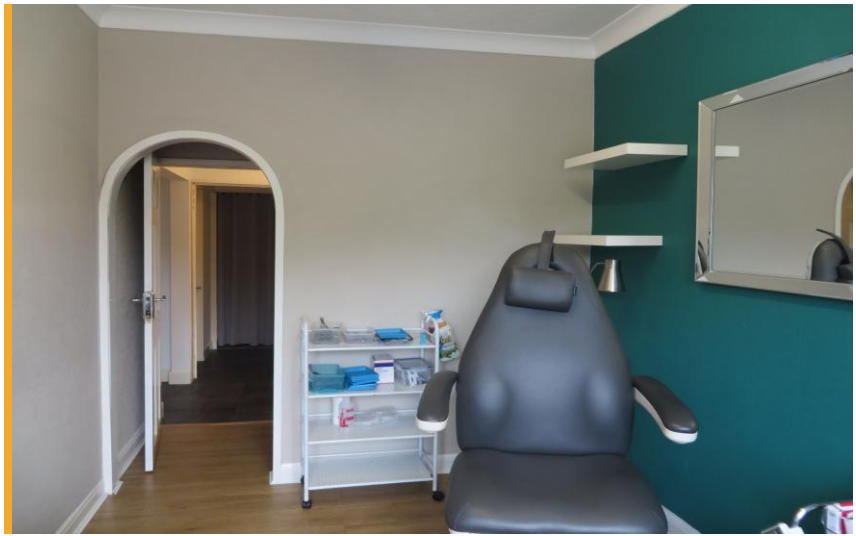
The accommodation of the building consists of a ground floor salon at the rear of which there is a further salon together with toilet and kitchen facilities. The first floor consists of three rooms, two of which have been sublet to a beautician on a tenancy outside the Landlord & Tenant Act Security of Tenure Provisions 1954. The premises benefit from upgraded toilet facilities at first floor level.











Accommodation

The property comprises of the following accommodation:-

Floor	m²	ft²
Ground Floor Sales	25.08	270
Rear Salon	15.32	165
Kitchen	3.99	43
	44.40	**478**
First Floor – Main Room	**15.60**	168
Secondary Room	**14.86**	160
Store/Office	**8.54**	92
	39.01	**420**
Total Accommodation	**83.42**	**898**

Lease

The property is let on a new full repairing and insuring lease to Tanya McCarron for a term of 10 years from 22 July 2026 expiring in July 2036. The rent is subject to an upward review at the end of the fifth year together with the tenant's break.

The rent for the first 2 years is £14,000 increasing to £16,000 per annum in year 3 with an upward only open market rent review on 22 July 2031.

Rental Value

The current rent and lease was recently negotiated to the figures as stated above with the previous rent being some £12,000 per annum. An analysis of the rent passed using£3.50 on the first floor and £5 on the kitchen shows an overall rate of approximately £28 per ft².

Covenant

The property is let on a new full repairing and insuring lease to Tanya McCarron for a term of 10 years from 22nd July 2026. The rent is subject to an upward review at the end of the fifth year being 22nd July 2031, together with a tenant's break date at 22nd July 2031. Since it is a private individual no credit references are available. The landlords however can confirm that the rent is paid regularly on time.

EPC

The current EPC expires in November 2035 and is Band D 81.

VAT

The property is not elected for VAT.

Price

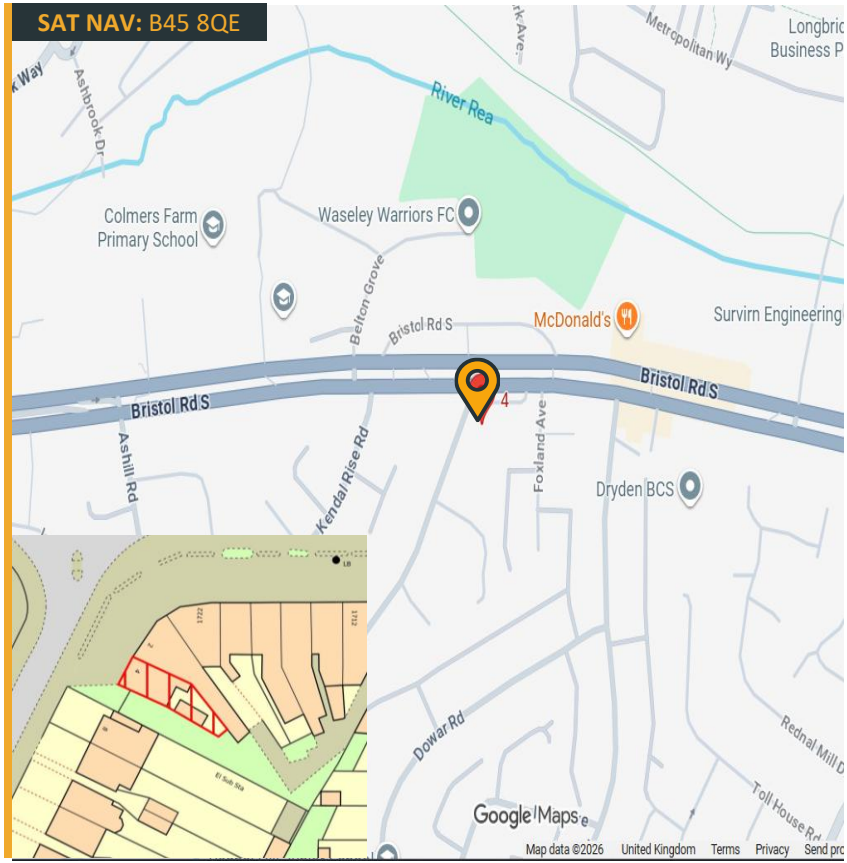
Offers are invited at £187,500 to show an initial yield of 8.55% before costs.

Please note that the vendor will top up the difference in rent between that passing of £14,000 and the headline rent commencing at the beginning of the third year of the term









Further Information

A copy of the lease and EPC certificate are available upon request.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side is to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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15/10/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.