290 Wake Green Road

Birmingham, B13 9QP

SHEPHERD COMMERCIAL

FOR SALE

2,012 SQ FT
(186.92 SQ M)

£500,000

FOR SALE
Mixed use investment producing £38,120 pa comprising retail, offices and 2 residential flats

- Established Moseley location within a popular and well-established south Birmingham suburb.
- Prominent Wake Green Road location with good visibility and accessibility
- Established occupier and tenant base
- Mixed Use Investment For sale £500,000

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Summary

Available Size	2,012 sq ft / 186.92 sq m
Price	£500,000
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

290–292 Wake Green Road comprises a prominent mixed-use property forming part of the established frontage along Wake Green Road. The surrounding area is characterised by a mixture of commercial, professional and residential uses, typical of this established south Birmingham location.

No. 290 is identified as Courtney Hair & Beauty, with residential accommodation also recorded at the property, including Flats A and B. No. 292 is occupied by Lowson Ward.

The immediate locality provides a range of neighbourhood amenities and commercial occupiers, whilst the property is well placed for access to Moseley, Hall Green and the wider Birmingham conurbation.

Location

The property is situated on Wake Green Road, within the established and predominantly residential suburb of Moseley, approximately 4 miles south of Birmingham city centre.

Moseley is a popular and well-established south Birmingham suburb, characterised by a mixture of traditional Victorian and Edwardian residential properties, modern housing and a range of local commercial and community uses.

The area benefits from a strong local population and established amenities, with Moseley Village providing a recognised local centre offering a variety of shops, restaurants, cafés, professional services and other community facilities.

Wake Green Road forms an important local route through the area, linking Moseley with the surrounding districts of Kings Heath, Hall Green, Springfield and Yardley Wood. The immediate locality comprises a mixture of residential and commercial properties, with a number of local businesses operating from premises along the road and adjoining streets.

The area benefits from good access to Birmingham city centre and the wider West Midlands road network, including the A435 Alcester Road and A4040 Outer Circle route. Public transport services are readily available within the surrounding area, providing connections to Birmingham city centre and neighbouring suburbs.

Tenancy Schedule

290 Wake Green Road - Ground Floor - Courtney Hair & Beauty - £8,000 per annum

Ground and First Floor, 292-292A Wake Green Road - Lowsons - £15,000 per annum

First Floor Flat 290A Wake Green Road - £9,000 per annum

First Floor Flat 290B Wake Green Road - £6,120 per annum

Lease Terms

290 Wake Green Road - Ground Floor - Courtney Hair & Beauty

Lease for 3 years from 24th August 2026 at a rental of £8,000 per annum

Ground and First Floor, 292-292A Wake Green Road - Lowsons

Lease for 3 years from 11th June 2026 at a rental of £15,000 per annum

Both leases are held on an internal repairing and insuring basis. 290 Wake Green Road is also responsible for upkeep of shopfront and forecourt. The Landlord insures property and recharges the commercial tenants their share of this premium due.

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