

JEM PROPERTY

Knights house 4 The Parade Sutton Coldfield B72 1QB

Knights house, an attractive residential investment in Sutton Coldfield, comprising of 63 residential units.

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Property Description

A highly desirable residential investment opportunity situated in the affluent suburb of Sutton Coldfield. This well-located property offers strong rental income potential and benefits from upcoming regeneration plans that are expected to enhance the area's value further.

Property Overview:

- The property is arranged with 63 residential apartments (10 x one-bedroom and 53 x two-bedroom apartments) spanning the first to ninth floors.
- The apartments are serviced by a ground-floor reception area, two passenger lifts, and two staircases.

Specification & Quality:

The apartments have been converted to the following specification:

- Fully tiled bathrooms
- Contemporary fitted kitchens
- Carpeted and/or laminate flooring in living areas
- Powder-coated aluminium-framed double-glazed windows
- Mechanical ventilation system
- Upgraded doors and brushed stainless steel electrical points
- Video intercom and LED lighting
- Electric heating and hot water systems



Property Description

- Pedestrian access via The Parade, Sutton Coldfield's main pedestrianised street.
- Estimated Rental Value £800k per annum.
- The site is held on a 999+ year lease, and leases for individual flats have already been structured.
- The parcel of Land at the front of the site had previously received outline planning permission for a commercial unit, which remains under review for inclusion in the sale.

Location & Regeneration

Sutton Coldfield Town Centre is set to benefit from a significant council-led regeneration plan.

A key element of this transformation is the arrival of Harvey Norman, a major Australian retail giant, which is set to open its second UK retail store and headquarters in the adjacent property (the former BHS unit in the Gracechurch Centre).

This strategic move is anticipated to boost local property values and revitalise the town centre, increasing foot traffic and demand for residential accommodation.

Harvey Norman Expansion: [Details on this Link](#)

Town Centre Regeneration Plan: [Link to Sutton Coldfield Master Plan](#)





Key Features



63 apartments, including 10 one-bedroom and 53 two-bedroom units



Transport Links: 75 meters to the nearest bus stop



GIA 3251 sqm/34,995 sq ft..



Local Amenities: 20 meters, Town Centre Location



Average unit size: 51.5 sqm

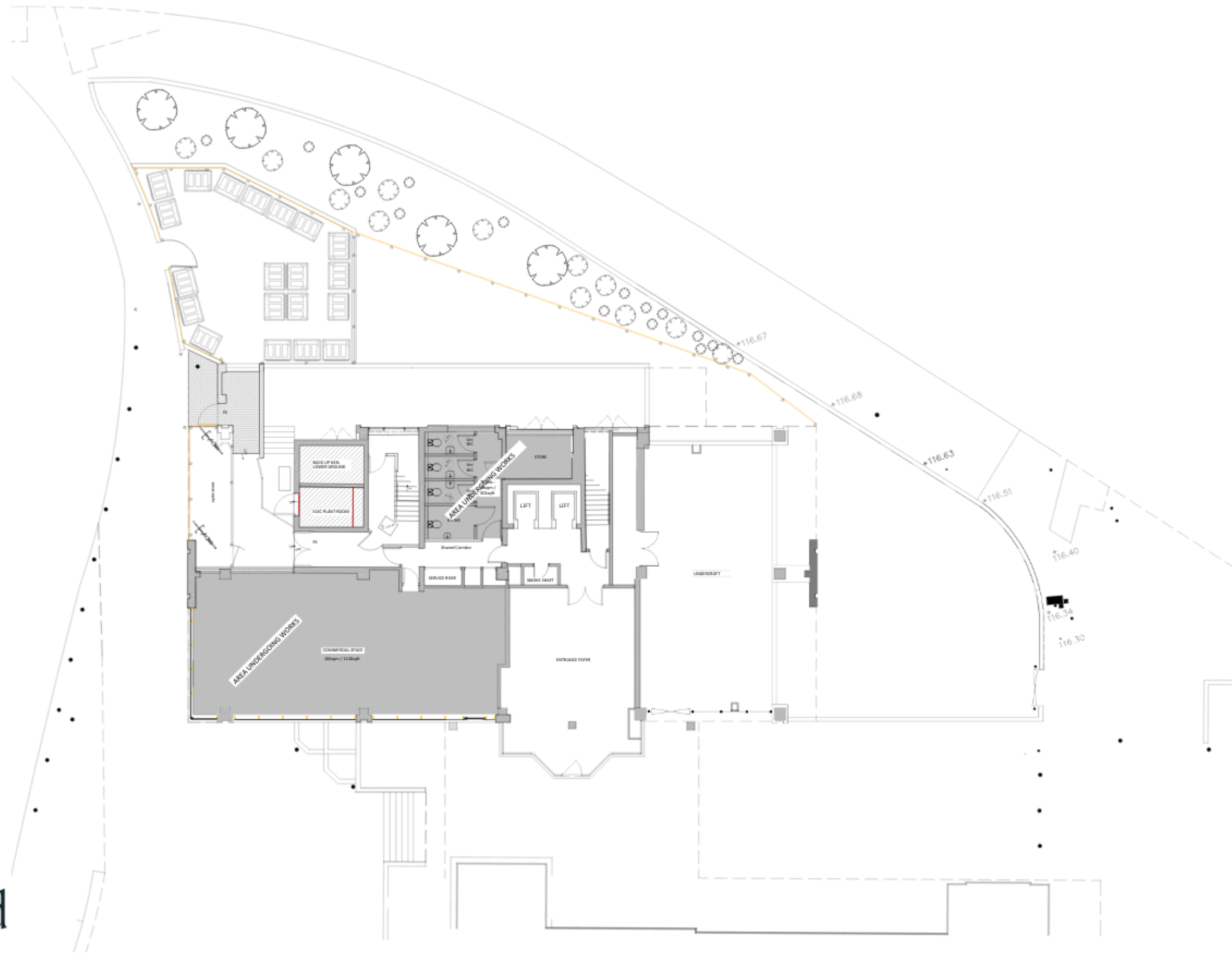


ERV: £800,000

Key Information

- Offers in excess of £11,000,000
- Associated Freehold: WM471348
- Local Authority: Birmingham District (B)
- The property is held on a Long Leasehold basis of 999 + years

Floor Plan: Ground



PROPOSED GA PLAN GROUND FLOOR
1:100 @ A1



PROPOSED GA PLAN
REPRESENTATIVE OF FLOOR 2
1:50 @ A1

Floor Plan: Second - Seventh



PROPOSED GA PLAN
REPRESENTATIVE OF FLOOR 8
1:50 @ A1

Floor Plan: Eighth



PROPOSED GA PLAN
REPRESENTATIVE OF FLOOR 9
1:50 @ A1

Floor Plan: Ninth

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