







An exceptional opportunity to acquire a freehold Georgian corner property at 26–28 Great Cornbow, occupying a prominent and highly visible position in the heart of Halesowen town centre. This substantial mixed-use building offers an impressive, fully-let investment with both strong commercial and residential income streams.

The ground floor is home to a well-positioned retail/office unit, offering excellent frontage and footfall, ideal for a variety of business uses.

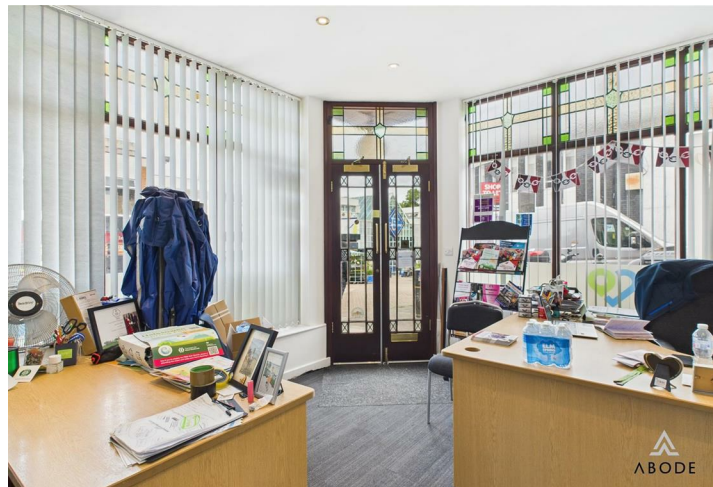
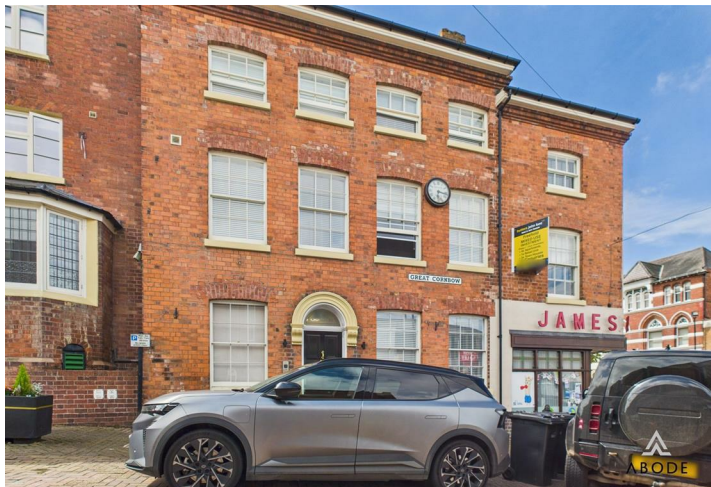
With independent rear access, the upper floors have been recently renovated to an exceptional standard, with no expense spared, and now provide four beautifully appointed apartments comprising:

- A two-bedroom ground floor apartment with access to a private rear garden
- Two high-spec one-bedroom apartments on the first floor
- A stylish top-floor one-bedroom apartment with bright, open living space

The building also benefits from rear access, a plant room, and has been meticulously maintained, making this an easy and efficient investment to manage.

The combination of a prime location, modern accommodation, and diverse income sources makes this an outstanding turn-key opportunity for buy-to-let investors or portfolio landlords.

Viewing strictly by appointment – early enquiries advised.

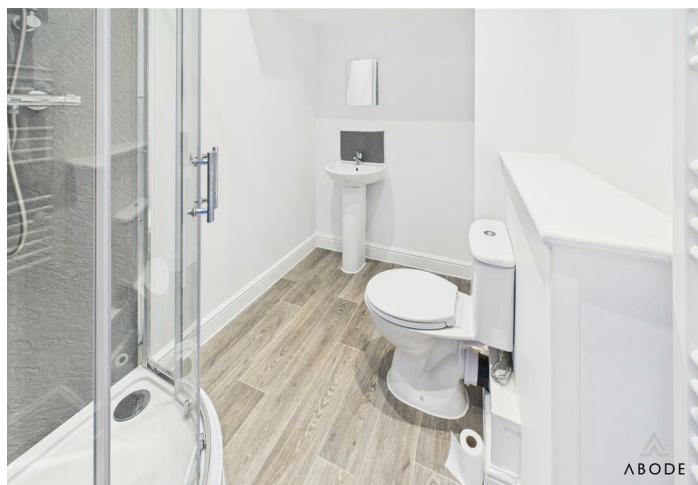




### ADDITIONAL INFORMATION

Currently generating £45,300 per annum, this property offers a gross yield of approximately 9.06% based on the asking price of £500,000.



















Floor 0

Approximate total area<sup>(1)</sup>

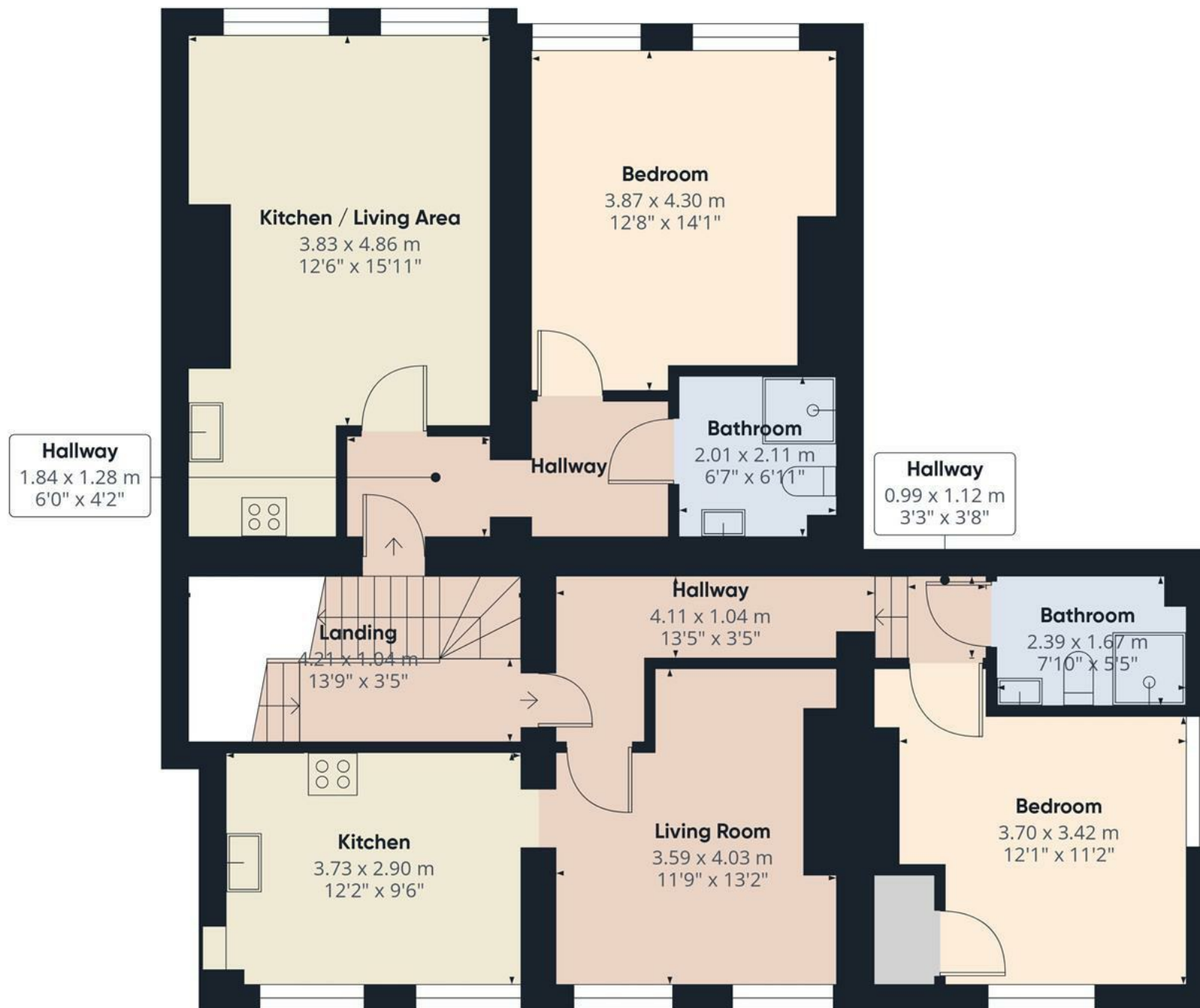
71.4 m<sup>2</sup>  
769 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 2

Approximate total area<sup>(1)</sup>

97.4 m<sup>2</sup>  
1049 ft<sup>2</sup>

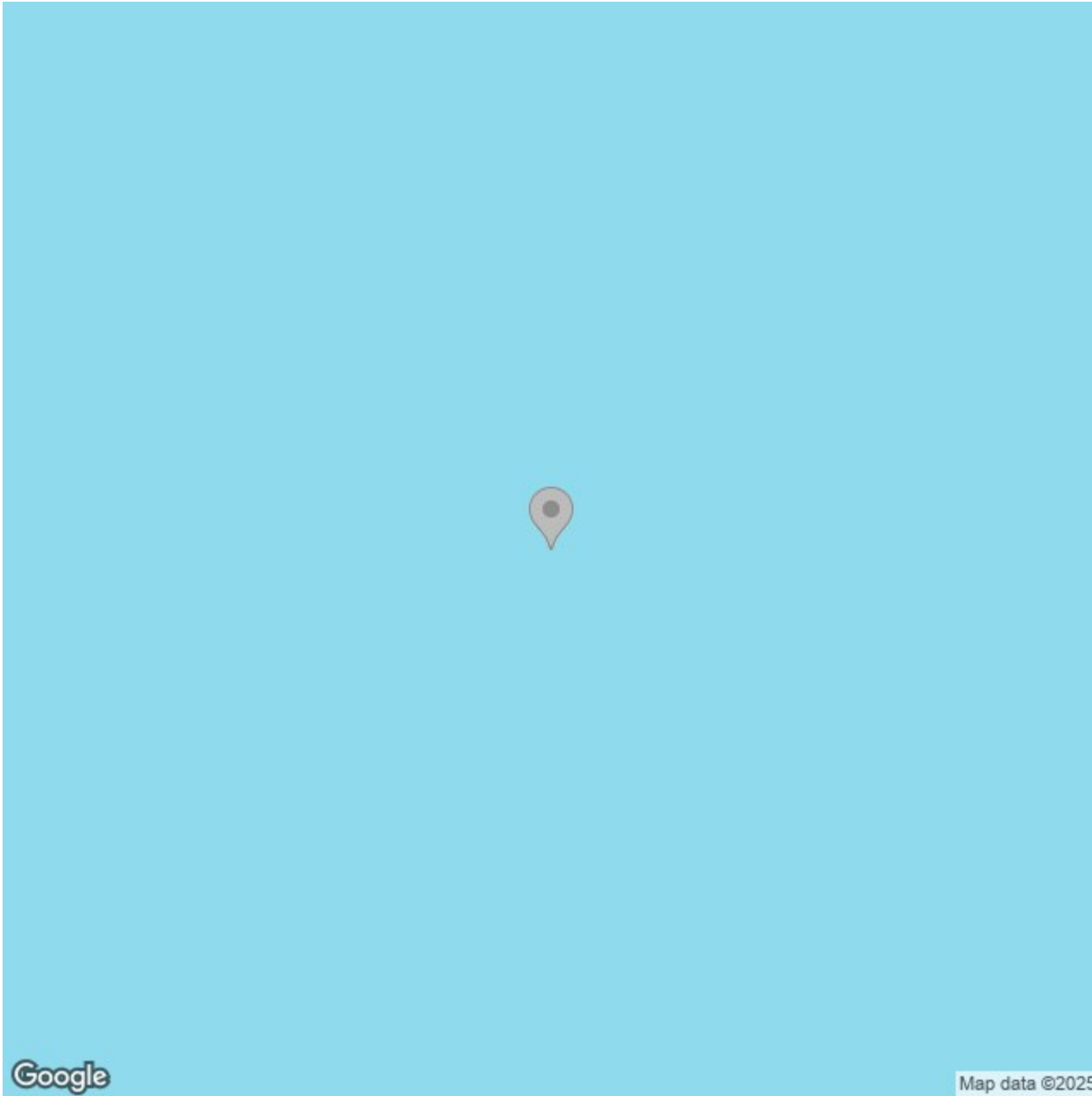
(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 