

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**FOR SALE**

**GROUND FLOOR RETAIL UNIT WITH 3 SELF  
CONTAINED FLATS – INCOME PRODUCING**



**189 HIGH STREET, ERDINGTON, BIRMINGHAM,  
B23 6SY**

**2,517 SQ FT (233.9 SQ M)**

- SELF CONTAINED
- MAIN ROAD FRONTAGE
- INVESTMENT PROPERTY
- MIXED USE BUILDING

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on the High Street in Erdington. The property can be accessed via the A5127 providing access to the A38 (Aston Expressway) to the south, which in turn provides access to Birmingham City Centre, which is approximately 4.5 miles away. The property is located within a parade of shops providing a range of uses from takeaways, grocery shops and high street banks to name a few.

## DESCRIPTION

The property comprises of a spacious end terraced three storey building offering a self-contained retail unit on the ground floor with a spacious retail area and internal storage area to the rear. Internally the property is open plan in configuration and benefits from a concrete floor, fluorescent strip lighting, power points, a kitchen area and WC facilities. Externally there are electric metal roller shutters to the doors and windows. There are three self-contained flats located within the upper floors which are accessed from the rear. Each flat benefits from a lounge, bedroom, kitchen & bathroom.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Retail Unit	1,147	106.6
Flat 1 - 2 Bed	620	57.6
Flat 2 - 1 Bed	324	30.1
Flat 3 - 1 Bed	426	39.6
<b>TOTAL</b>	<b>2,517</b>	<b>233.9</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/PRICE

The freehold interest is available at a quoting price of £425,000, subject to contract.

## LEASE DETAILS

The ground floor retail shop is currently let on a 5 year lease at a passing rent of £14,000 per annum exclusive. The flats are all rented out on 6 month AST's bringing in an additional income of £18,900 per annum exclusive giving a total income of £32,900 per annum exclusive.

## BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £11,250. Rates payable will be in the region of £5,523.75 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the commercial element is elected for VAT, the upper floors are not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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