

**MASON
YOUNG**

PROPERTY CONSULTANTS

FOR SALE

**GROUND FLOOR RETAIL UNIT WITH RESIDENTIAL
ACCOMMODATION – INCOME PRODUCING**



**1118 STRATFORD ROAD, HALL GREEN,
BIRMINGHAM, B28 8AE**

1,667 SQ FT (155.8 SQ M)

- SELF CONTAINED
- MAIN ROAD FRONTAGE
- INVESTMENT PROPERTY
- FREEHOLD TITLE

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is situated in a prominent position on Stratford Road within a parade of shops occupied by other local independent retailers. The position benefits from a strong passing footfall with a wide range of trades represented in the vicinity. Birmingham City Centre is located approximately 5.9 miles North-West.

DESCRIPTION

The property comprises of a two-storey brick-built building surmounted by a pitched roof. Internally the ground floor benefits from a wood effect flooring, light points, air conditioning, gas mains and WC facilities. The kitchen is located towards the rear of the shop and benefits from lino flooring, UPVC backed walls, gas boiler, extraction canopy, stainless steel sink and a suspended ceiling with LED lights. Externally, the building benefits from a glazed shop front. There is a self-contained flat on the first floor which is accessed from the rear of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Retail Unit	913	84.8
Flats	764	71.0
TOTAL	1,677	155.8

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 electricity.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The freehold interest is available at a quoting price of £450,000, subject to contract.

LEASE DETAILS

The ground floor retail shop is currently let on a 15-year lease at a passing rent of £16,900 per annum exclusive. The rooms are all rented out on 6-month rolling AST's bringing in an additional income of £16,320 per annum exclusive giving a total income of £33,220 per annum exclusive.

BUSINESS RATES

The property is currently listed within the 2019 rating listing as have a rateable value of £11,000.00. Rates payable will be in the region of £5,489.00 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 property is 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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