

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

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



**29 ST MARGARETS ROAD, WARD END,
BIRMINGHAM, B8 2BA**

1,560 SQ FT (144.9 SQ M)

- SELF CONTAINED
- PROMINENT LOCATION
- INVESTMENT PROPERTY
- FREEHOLD TITLE

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Warstone Lane
Jewellery Quarter
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LOCATION

The subject premises are situated in a prominent position on St Margaret's Road and can be accessed from Washwood Heath Road (B4114), which in turn provides access to Saltley and Hodge Hill. The property provides good transport links such as Stechford Train Station which is located approximately 1.7 miles away from the subject premises. Communication links are excellent with the location providing a direct route to Heartlands Parkway (A47), Dartmouth Middleway and the A38(M) Aston Expressway linking to J6 of the M6 Motorway at Spaghetti Junction.

DESCRIPTION

The property comprises an end terraced two-storey brick-built building surmounted by a pitched tiled roof. The ground floor benefits from tiled flooring, a suspended ceiling with fluorescent strip lighting, WC facilities and a store. Externally the premises benefit from an electric metal roller shutter and an aluminium framed glazed shop front. There is a flat located on the first floor comprising a lounge, one bedroom, bathroom and a kitchen. The flat benefits from a laminated floor covering, light points, electric and water and plastered & painted walls.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Retail Unit	1,159	107.7
First Floor Flat	401	37.2
TOTAL	1,560	144.9

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 gas, electric and water.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The Freehold interest is available at a quoting price of £225,000, subject to contract.

LEASE DETAILS

The ground floor retail shop is currently let on a 7-year lease with effect from 2nd March 2020 at a passing rent of £10,200 per annum exclusive. The flat is rented out on a 6-month rolling AST bringing in an additional income of £6,600 per annum exclusive giving a total income of £16,800 per annum exclusive.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £5,000.00. Rates payable will be in the region of £2,495.00 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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