

MASON YOUNG

PROPERTY CONSULTANTS ■

FOR SALE

GROUND & FIRST FLOOR RETAIL UNITS –
INCOME PRODUCING



**647 STRATFORD ROAD, SPARKHILL,
BIRMINGHAM, B11 4DY**

4,824 SQ FT (448.1 SQ M)

- SELF CONTAINED
- MAIN ROAD FRONTAGE
- INVESTMENT PROPERTY
- CAR PARKING ON SITE

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6 Warstone Mews
Warstone Lane
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LOCATION

The subject property is located in a prominent position on the A34 Stratford Road with a return to Oakwood Road. Stratford Road is a main arterial route connecting Birmingham to Solihull. The property benefits from a strong passing footfall with a wide range of trades represented in the vicinity. The surrounding properties are predominantly retail and include national as well as local retailers. Birmingham City Centre is located approximately 4.5 miles North-West.

DESCRIPTION

The property comprises of a two storey stand-alone building of concrete construction with a flat roof over. The property provides various retail units on the ground floor and the first floor is let in its entirety as a Shisha Lounge. Internally the ground floor shops are of similar specification with either tiled or laminate floor covering, painted and plastered walls and ceilings with inset lighting, full height glazing and electric metal roller shutters. The first floor has a laminate covered floor, full height glazed windows, wooden ceiling and kitchen and separate WC facilities. Externally there is a large car park to the front of the building.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Retail Unit 1	1,599	148.5
Ground Floor Retail Unit 2	489	45.4
Ground Floor Retail Unit 3	510	47.4
First Floor Retail Unit 4	2,226	206.8
TOTAL	4,824	448.2

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 are available upon request.

TENURE/PRICE

Offers are invited in excess of £1,850,000 for the Freehold interest.

LEASE DETAILS

The whole property has a current rental income of £40,000 per annum exclusive. Lease details are available upon request.

BUSINESS RATES

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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