

MASON YOUNG

PROPERTY CONSULTANTS

FOR SALE

TWO STOREY RETAIL PREMISES WITH
SELF-CONTAINED FLAT
– INCOME PRODUCING



**1187 BRISTOL ROAD SOUTH,
NORTHFIELD, BIRMINGHAM, B31 2SL**

1,507 SQ FT (140 SQ M)

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

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Warstone Lane
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LOCATION

The property occupies a prominent position fronting the main A38 Bristol Road South, a busy arterial through route, serving Birmingham City Centre from the south west. The property is situated within an established local retail parade near to the junction with School Close. Northfield is located approximately 8 miles south west of Birmingham City Centre. Surrounding occupiers include a number of local fast-food outlets, hairdressers and convenience stores.

DESCRIPTION

The premises comprise a mid-terraced two storey property of brick-built construction surmounted by a pitched roof. Internally the ground floor retail unit benefits from a glazed shop front, a solid floor with a mixture of tiled and linoleum covering, tiled walls, extraction canopy, suspended ceiling with LED lights, a rear store and WC facilities. The first floor is accessed via a separate side door to the front and provides three bedrooms, lounge and a kitchen and bathroom. Externally the property has an electric metal shutter to the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	971	90
First Floor	536	50
TOTAL	1,507	140

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.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

LEASE DETAILS

The entire property is currently let on a 15-year lease with effect from November 2019 at a passing rent of £17,600 per annum exclusive.

TENURE/PRICE

The freehold interest is available at a quoting price of £275,000, subject to contract.

BUSINESS RATES

The ground floor is currently listed within the 2017 rating listing as have a rateable value of £5,100. Rates payable will be in the region of £2,544.9 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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