

**MASON
YOUNG**
PROPERTY CONSULTANTS

FOR SALE

GROUND FLOOR COMMERCIAL PREMISES WITH
A SELF-CONTAINED FLAT AT FIRST & SECOND
FLOOR – PART INCOME PRODUCING



**1710-1712 BRISTOL ROAD SOUTH, REDNAL,
BIRMINGHAM, B45 9QD**

2,158 SQ FT (200.5 SQ M)

- FREEHOLD
- SEPARATE ACCESS
- MIXED USE INVESTMENT
- MAIN ROAD FRONTAGE

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is located in the Rednal district of Birmingham and fronts onto the A38 Bristol Road South, which lies close to its junction with Foxland Avenue. There are a number of local retailers located in smaller retail parades, which provide the local area with amenities. The surrounding area is predominantly residential. The subject property is near Longbridge Train Station and approximately 2 miles east of Junction 4 of the M5.

DESCRIPTION

The property comprises of three storey end terraced double fronted building of brick-built construction, with a pitched tiled roof over. The vacant accommodation is located on the ground floor and benefits from a double-glazed shop front with carpet covering, plastered and painted walls, suspended ceiling with LED lights, gas central heating, WC and kitchen. The first floor flat is self-contained and is accessed via the rear. Internally the flat comprises of a lounge, 4 bedrooms, a kitchen and a separate bathroom. Externally, the property benefits from electric metal shutters on the ground floor and external parking to the front.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|----------------------|--------------|--------------|
| Ground Floor | 1,114 | 103.5 |
| First & Second Floor | 1,044 | 97 |
| Total | 2,158 | 200.5 |

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 first-floor accommodation is currently let on a 3-year lease at a passing rent of £13,200 per annum exclusive. The potential ERV is £33,200 per annum exclusive, with the ground floor retail/office space being available at a rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

TENURE/RENT

The freehold interest is available at a quoting price of £300,000, subject to contract.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £10,750. Rates payable will be in the region of £5,364.25 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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