

MASON YOUNG

PROPERTY CONSULTANTS

FOR SALE

GROUND FLOOR RETAIL WITH UPPER FLOOR
RESIDENTIAL ACCOMMODATION – INVESTMENT



**140-146 STRATFORD ROAD, SPARKBROOK,
BIRMINGHAM, B11 1AG**

3,579 SQ FT (332.5 SQ M)

- PROMINENT LOCATION
- INCOME PRODUCING
- MIXED USE BUILDING
- FREEHOLD TITLE

T: **0121 285 3535**
F: **0121 285 3536**
W: **masonyoung.co.uk**
E: **info@masonyoung.co.uk**

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

LOCATION

The property is located on Stratford Road, which is on the main A34 arterial route. The property is well located with a range of retail stores and shops. Birmingham City Centre is approximately 3.5 miles North West from the premises. Bordesley Train Station is located approximately 0.8 miles away from the subject premises, providing regular links into Birmingham City Centre and the surrounding areas. The A34 is one of the main arterial roads leading in and out of the City Centre. The property is within relatively close proximity to the main inter-section of Stratford Road and Warwick Road.

DESCRIPTION

The premises comprise a mid-terraced three storey mixed use building of brick-built construction surmounted by a pitched tiled roof. The ground floor provides 3 self-contained retail units with the fourth unit providing access to the upper floors. Internally, the property benefits from solid floor with laminate covering, tiled floor, plastered and painted walls & ceiling, suspended ceiling with inset light points, gas central heating, kitchenette and WC facilities. The first and second floor residential accommodation contains 6 bedsits on each floor with separate WC and shower facilities on each floor. The residential accommodation benefits from plastered and painted walls and ceiling, solid floor with laminate covering and kitchen facilities. Externally, the premises benefit from glazed shop fronts, electric roller shutters and a rear garden.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PAX)
GF 140 Stratford Rd	375	34.8	£10,400
GF 142 Stratford Rd	234	21.8	£7,800
GF 144 Stratford Rd	421	39.1	£10,400
GF 146 Stratford Rd	507	47.1	£43,680
First Floor	1,018	94.6	
Second Floor	1,024	95.2	£72,280
TOTAL	3,579	332.5	

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.

TENURE/PRICE

The freehold interest is available at a quoting price of £1,200,000 subject to contract.

LEASE DETAILS

The ground floor retail shops, first and second floor residential accommodation are all currently let for a term of 5 years from June 2023, which include a rent review provision at every second anniversary.

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.

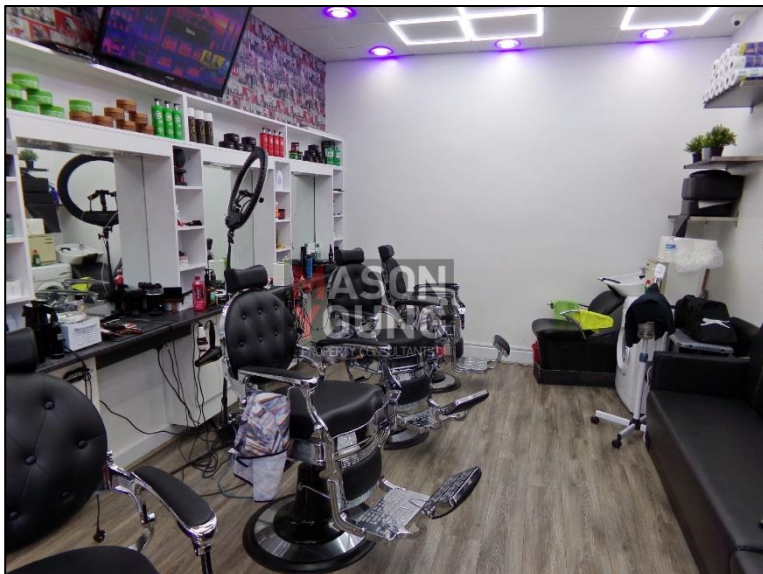
CONTACT DETAILS

Arjmand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk



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