

**MASON  
YOUNG**  
PROPERTY CONSULTANTS

**FOR SALE**

**TWO STOREY MIXED-USE PREMISES  
- INCOME PRODUCING**



**64 STATION ROAD, MARSTON GREEN,  
BIRMINGHAM, B37 7BA  
1,603 SQ FT (148.9 SQ M)**

- FREEHOLD TITLE
- INCOME PRODUCING
- PROMINENT LOCATION
- MIXED USE (COMMERCIAL/RESIDENTIAL)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Station Road in the centre of the village of Marston Green and set within a parade of shops within close proximity to Wayside and Chelmsley Lane. Surrounding occupiers include Little Scallywags Day Nursery, estate agents, pharmacy and funeral directors. The premises are located within a predominantly residential area and benefit from high levels of footfall with Marston Green Junior School in close proximity. Birmingham International train station is located approximately 1.8 miles from the subject premises and provides transport links across Birmingham and into London.

## DESCRIPTION

The premises comprise of a mixed use two-storey building of brick-built construction surmounted by a pitched tiled roof. Internally, the property consists of a restaurant/takeaway on the ground floor, which benefits from a glazed shop front, solid floor with tiled covering, timber effect clad walls, plastered and painted ceiling with inset spot lights. The kitchen has an extraction system, stainless steel backed walls, grills and fryers, store and WC facility. The residential accommodation is accessed via the rear and comprises of a 3-bedroom house with separate kitchen and bathroom and has timber floors with carpet covering, plastered and painted walls and ceilings and light points. The property also has a single room en-suite annexe located at the rear of the property. Externally, the property has two access points. The ground floor is accessed from Station Rd and the flat is accessed by secure metal gates from the rear via Malthouse Row. Car parking is available to the front and rear.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Retail	632	58.7
Ground Floor Residential	384	35.6
Ground Floor Annexe	255	23.7
First Floor Residential	332	30.9
<b>TOTAL</b>	<b>1,603</b>	<b>148.9</b>

## PLANNING

Interested parties should contact Bickenhill & Marston Green Parish Council Planning Department on 0121 779 4040.

## 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 £399,500 subject to contract.

## LEASE DETAILS

The ground floor retail shop is currently let on a 10-year lease expiring in March 2032 at a passing rent of £20,800 per annum exclusive. The residential accommodation is let on a 3-year AST at a passing rent of £12,000 per annum exclusive; giving a total income of £32,800 per annum exclusive.

## BUSINESS RATES

Interested parties should contact Bickenhill & Marston Green Parish Council Planning Department on 0121 779 4040.

## 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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