



**Stratford Road, Sparkhill, B11**

POA Price On Application



# Property Description

The premises form part of a busy local shopping parade which benefits from on-street car parking and includes businesses such as jewellers, restaurants and a banqueting suite.

This freehold property is available to comprises of a Retail Unit which is currently laid out as predominantly open plan with storage rooms to the rear, along with a WC and storage space in the basement. The first and the second floor comprises office space. We would advise prospective tenants that the internal space would need to be developed and modified to suit their requirements before taking occupation.

Planning permission has been secured by the owners to create 2 X One bedroom apartments on the first and second floors, with separate access with a rear external, covered staircase by way of a double story extension. The ground floor space will still retain its retail usage making this an enviable development opportunity in a greatly sought after area where vey few properties become available on the open market.





# Key Features

- ✓ Attention investors
- ✓ Residential and Commercial Development opportunity
- ✓ Vacant possession
- ✓ Planning permission secured for double story rear extension and conversion
- ✓ 4 story property
- ✓ Over 200 square meter GIA
- ✓ Prime location
- ✓ Front and Rear access
- ✓ Shop
- ✓ 2 X 1 Bed flats



# External Areas

## Yard

Rear entrance







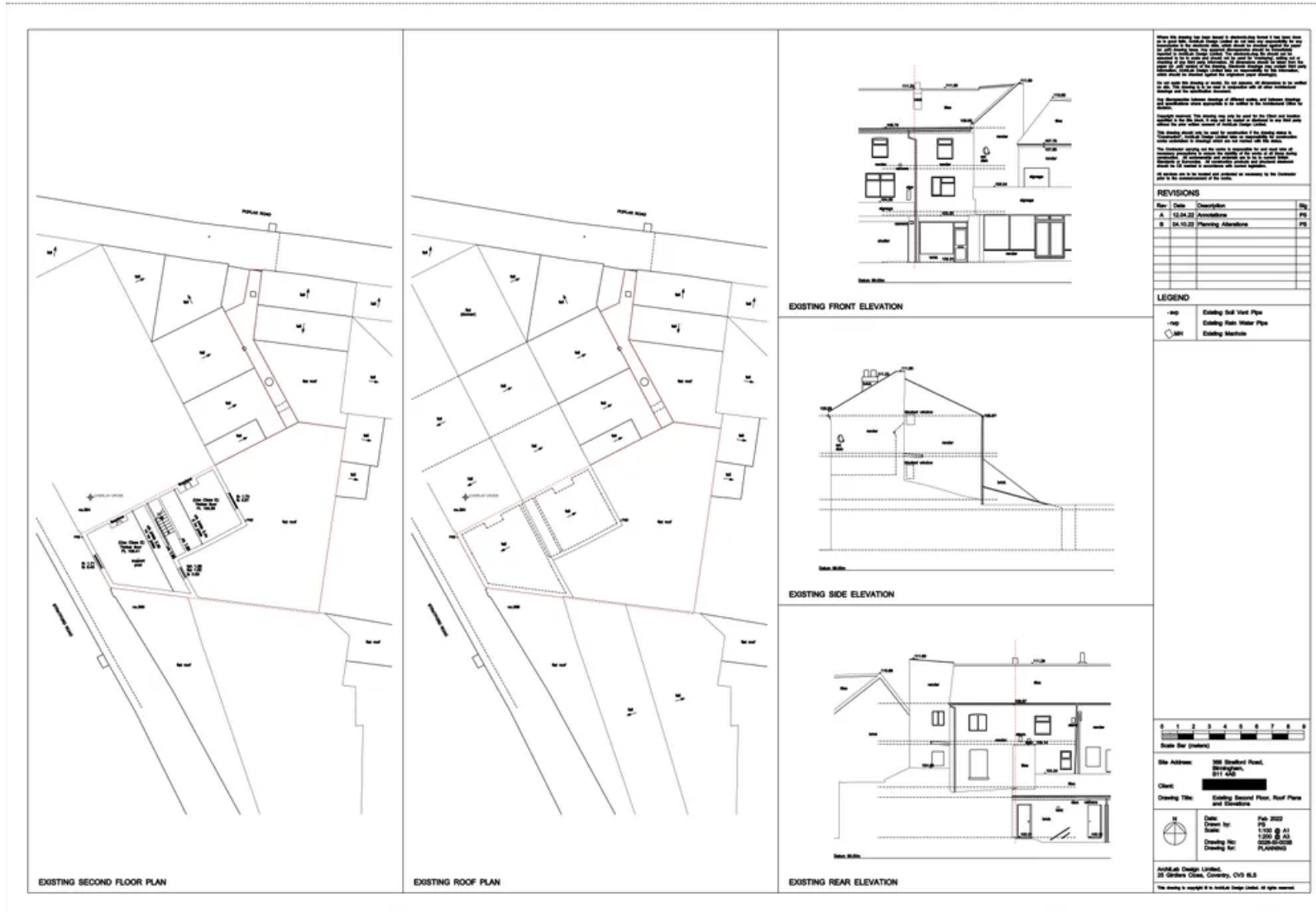


# Site Plan





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**PROPOSED SITE / BLOCK PLAN**  
SCALE 1:200 @ A3



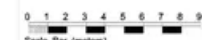
© Crown copyright 2022 Ordnance Survey 100053143  
**LOCATION PLAN**  
SCALE 1:1250 @ A3

When the Planning has been granted it shall be the duty of the Applicant to ensure that the development is carried out in accordance with the approved plans and that the development is completed within the time specified in the planning permission. The Applicant shall be responsible for obtaining all necessary consents from the relevant authorities for the development and for ensuring that the development is completed in accordance with the approved plans and that the development is completed within the time specified in the planning permission. The Applicant shall be responsible for obtaining all necessary consents from the relevant authorities for the development and for ensuring that the development is completed in accordance with the approved plans and that the development is completed within the time specified in the planning permission.

**REVISIONS**

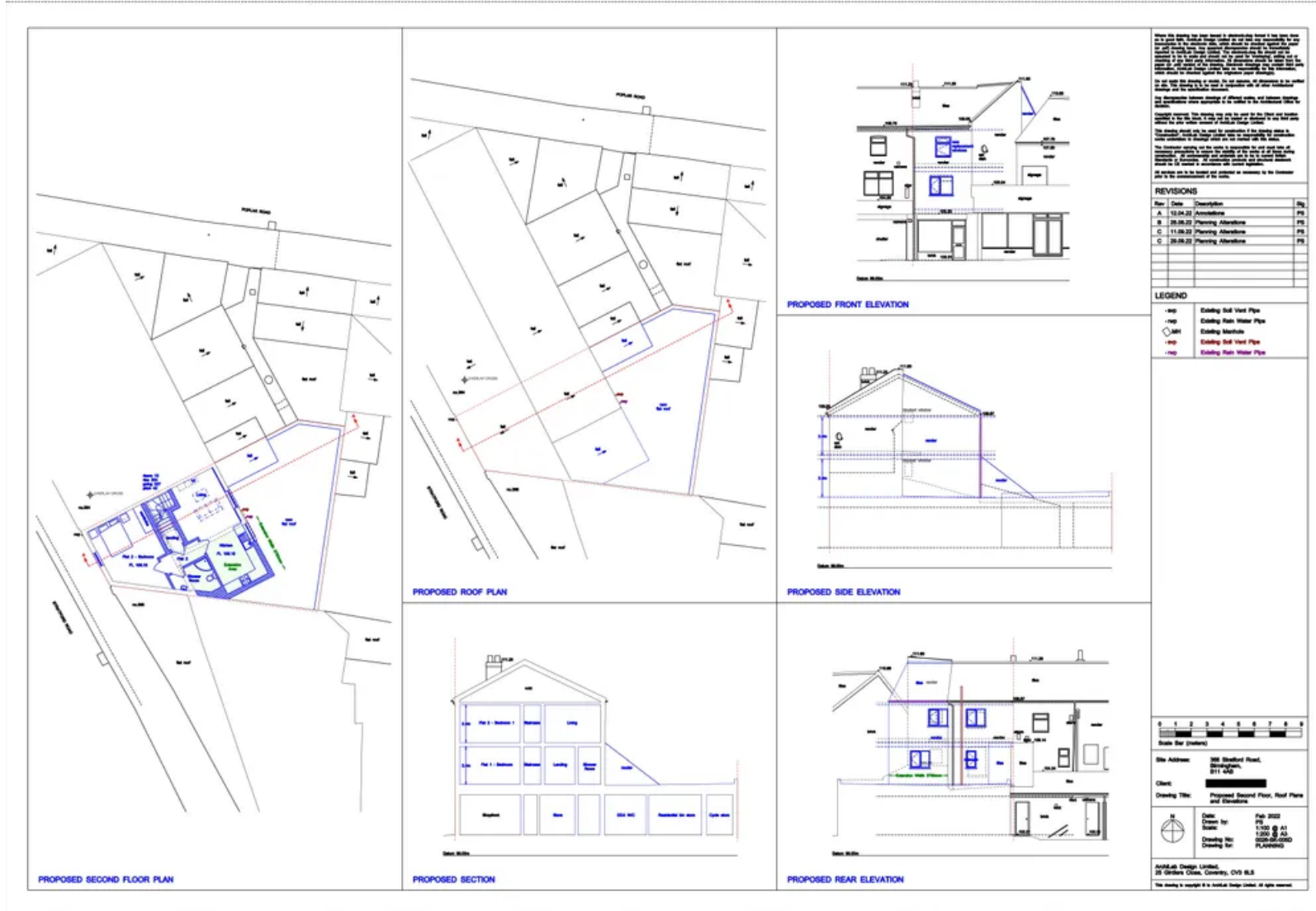
Rev Date	Description	Sig
A	12/04/22 Planners Request	PS
B	13/09/22 Planners Request	PS
C	01/10/22 Planners Request	PS
D	04/10/22 Planners Request	PS

**LEGEND**



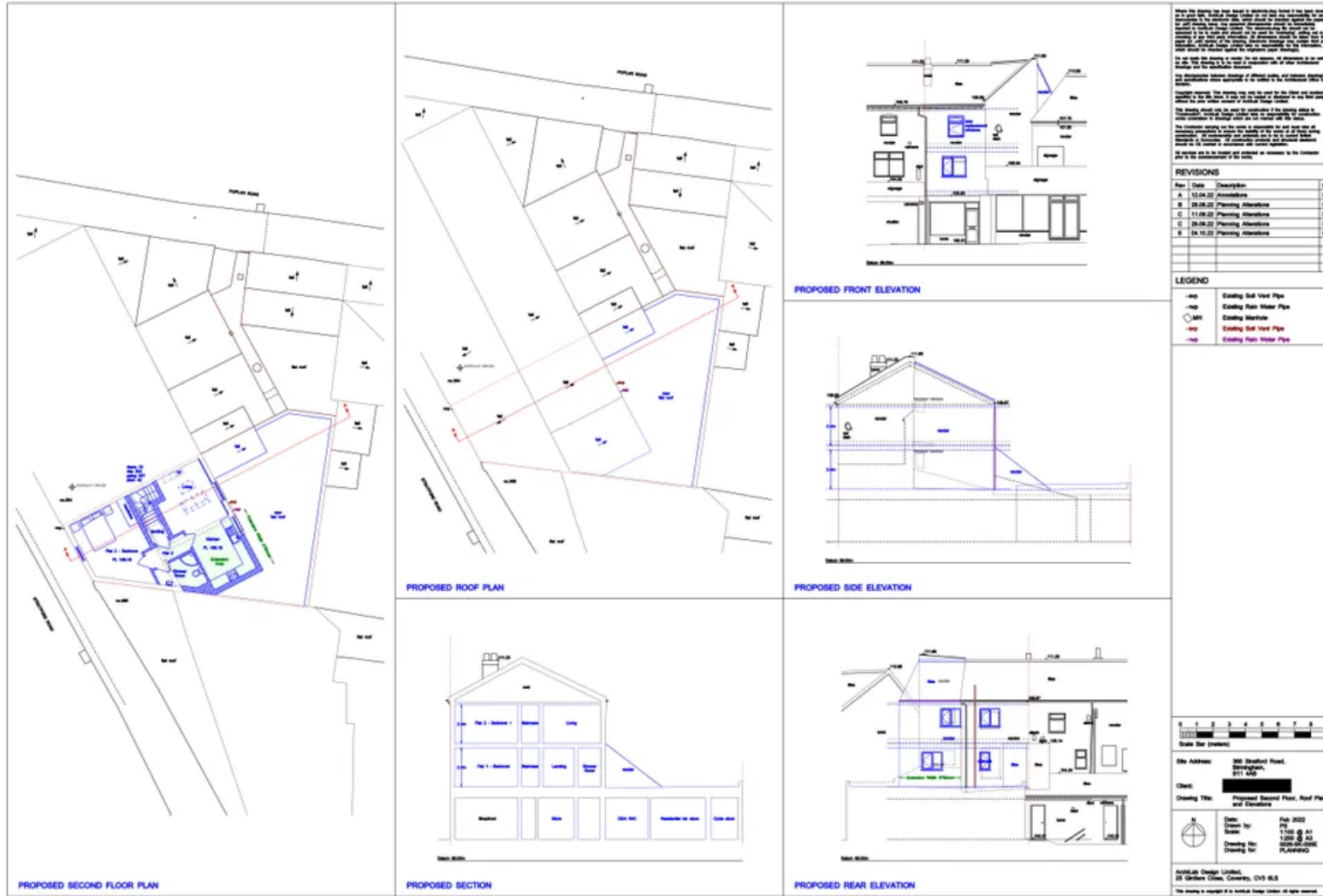
Scale Bar (meters)  
Site Address: 366 Stratford Road, Birmingham, B11 4AR  
Client: [REDACTED]  
Drawing Title: Location Plan and Proposed Site / Block Plan  
Date: Feb 2022  
Drawn by: PS  
Scale: 1:200 @ A3  
Drawing No: 0026-SP-201D  
Drawing for: PLANNING  
ArchLab Design Limited  
25 Girdlers Close, Coventry, CV3 6LS  
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