



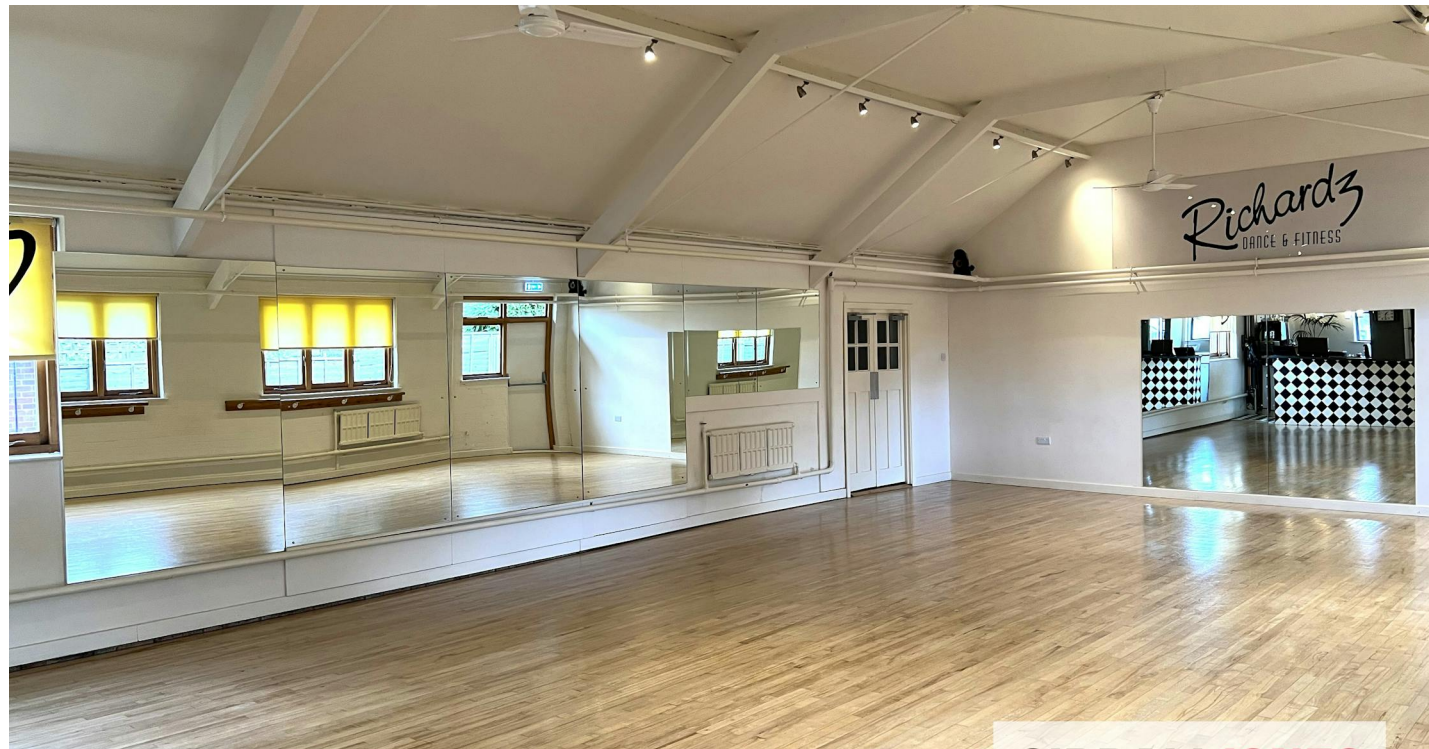
**SIDDALL JONES**

98 NEW ROAD, RUBERY, BIRMINGHAM, B45 9HY

MIXED USE FOR SALE | 1,900 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Prominent Mixed Use Investment Property  
with Income Split Between an Established  
Dance School and Refurbished Studio Flat.



## DESCRIPTION

The property comprises a detached dance studio with residential flat at the rear.

The dance studio is set behind a tarmac driveway being single storey and comprising a welcoming reception area with welfare facilities and office area.

The main dance hall is immediately behind with an additional studio off to the left.

The residential accommodation is entered via a gated entrance from the side of the property with paved area and courtyard providing access to the flat.

The flat itself presents extremely well, having open plan lounge and kitchen area, with separate utility and bathroom/shower.

The bedroom is at mezzanine level and accessed via a small staircase from the lounge area.

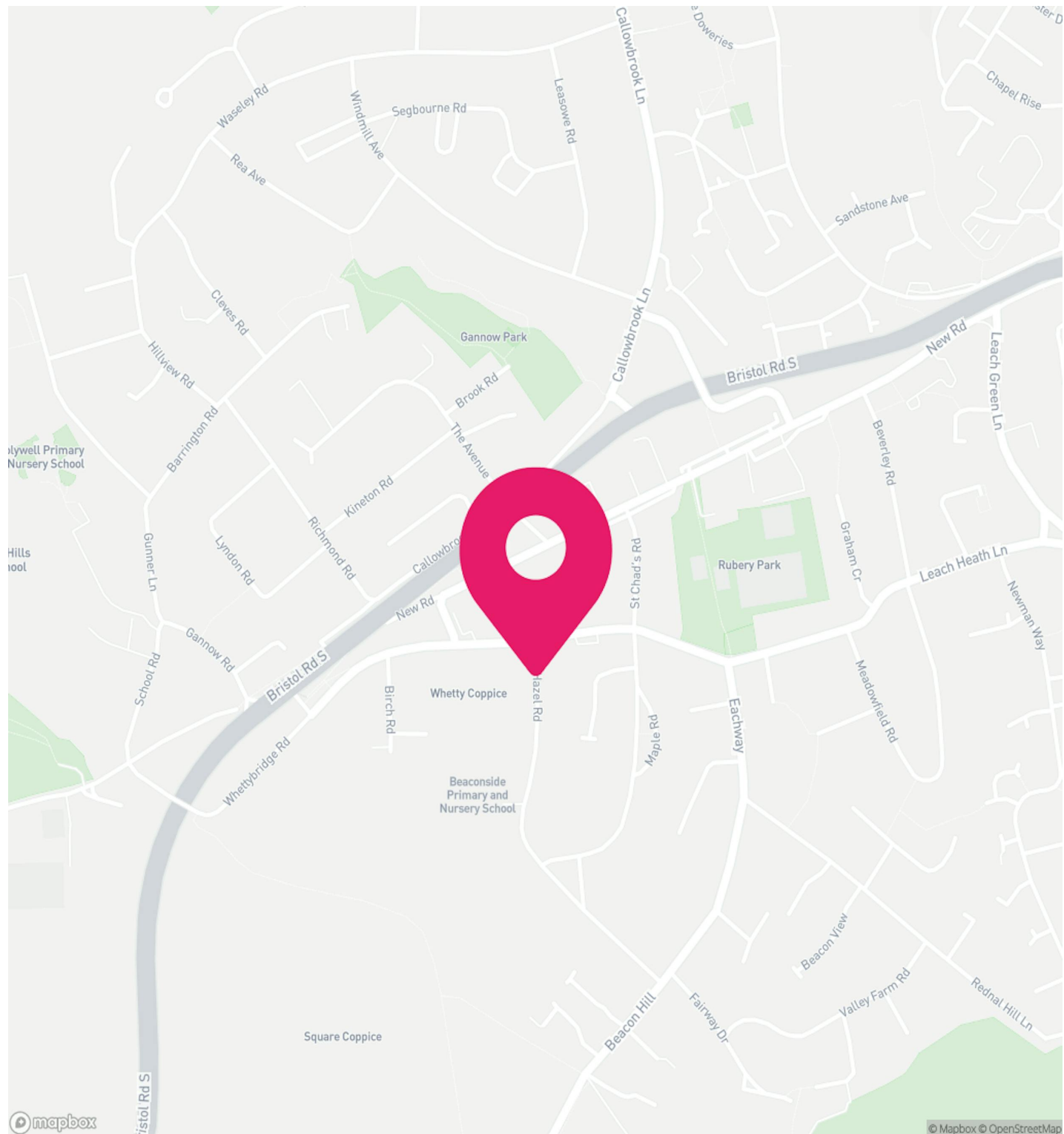
The space has been recently refurbished and expertly designed to offer a modern feel and benefits from newly installed bifold windows.



## LOCATION

The property is situated on New Road, Rubery being just off the main shopping area and providing convenient access to the A38 which in turn provides quick and convenient access to the national motorway network at J4 of the M5 some 1.5 miles distant.

New Road, Rubery is the central shopping area for Rubery where national retailers including Savers, Tesco, Barclays Bank, Greggs and William Hill are represented.





## PRICE/TENURE

Offers in the region of at £340,000 are sought for the freehold interest, subject to contract.

## TENANCY

The Dance School is let to Paul Cammack on a new 10-year lease from March 2023.

The rent is £14,400 per annum exclusive payable monthly and incorporates a 5 year upwards only rent review.

We understand the residential element has the potential to rent for £800-850 PCM.

## VAT

All prices quoted are exclusive of VAT which we understand is not payable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate (EPC) Available upon request from the agent.

## 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.

## LEGAL COSTS

Each party are to be responsible for their own legal fees incurred during this transaction.

## VIEWINGS AND FURTHER INFORMATION

Viewings and Further Information strictly via the sole selling agent Siddall Jones.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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