

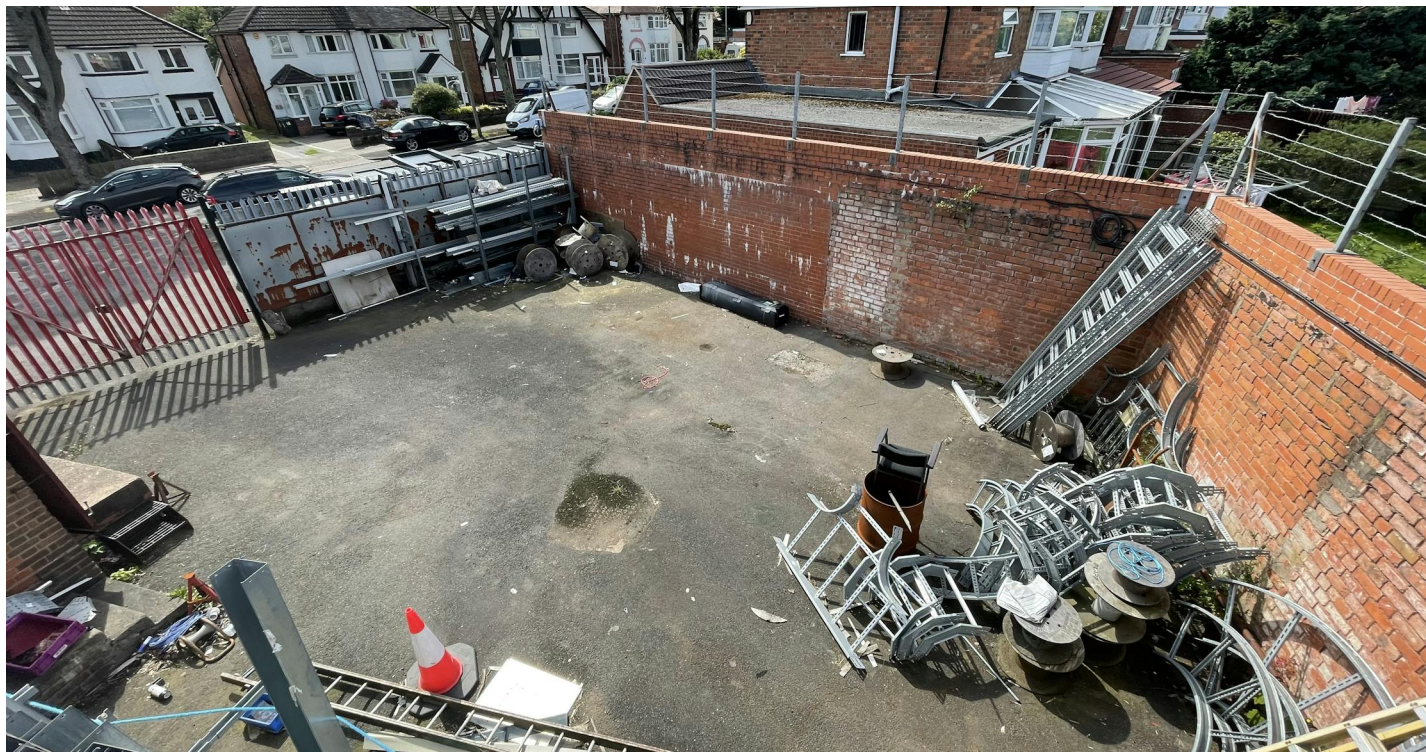


1730-1732 BRISTOL ROAD SOUTH, BIRMINGHAM, B45 9QB

TRADE COUNTER TO LET / FOR SALE | 3,646 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Trade Counter Premises. Total (GIA)
4,816 ft² (447.42 m²) on a Site Area of 0.295
acres.



DESCRIPTION

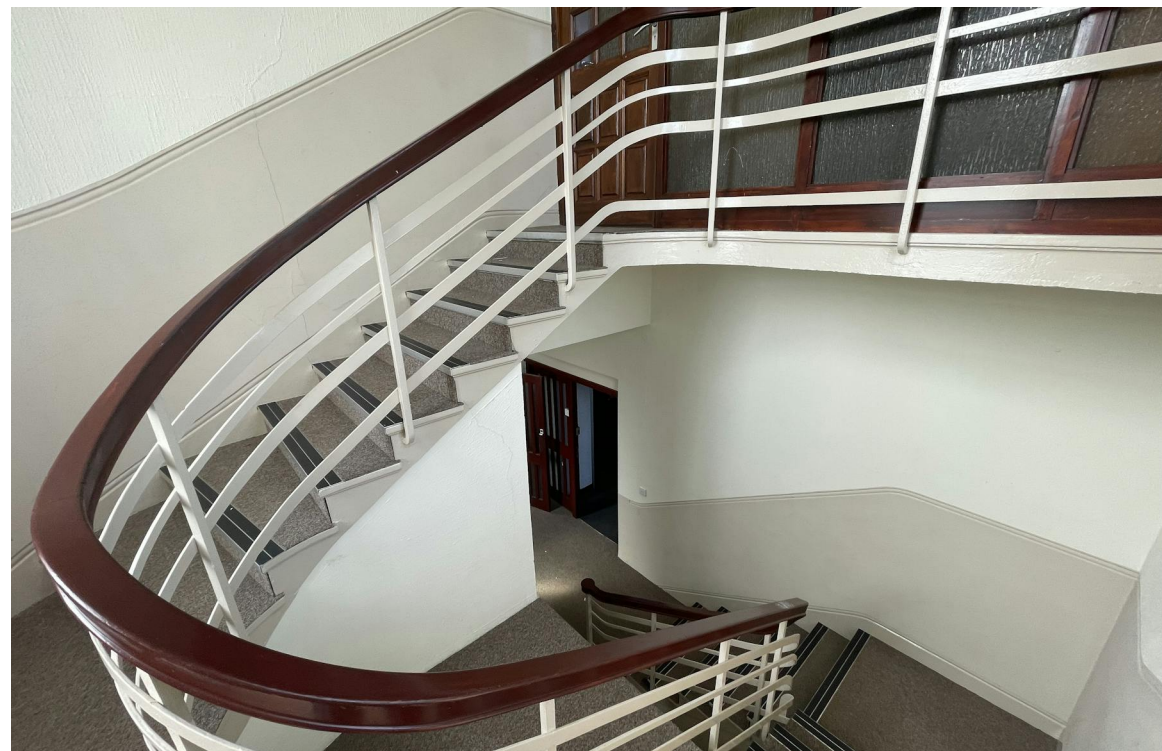
The subject property comprises of an attractive, detached two-storey building of traditional masonry construction with flat fibre glass roofs over.

The premises benefits from extensive frontage to the Bristol Road South providing a fantastic trade counter / roadside retail opportunity.

The property comprises of ground office, retail and workshop space with ancillary and WC facilities also provided.

The first-floor accommodation provides additional office space, WCs and kitchen facilities.

Externally the property benefits from generous forecourt, side parking and a secure service yard to the rear.



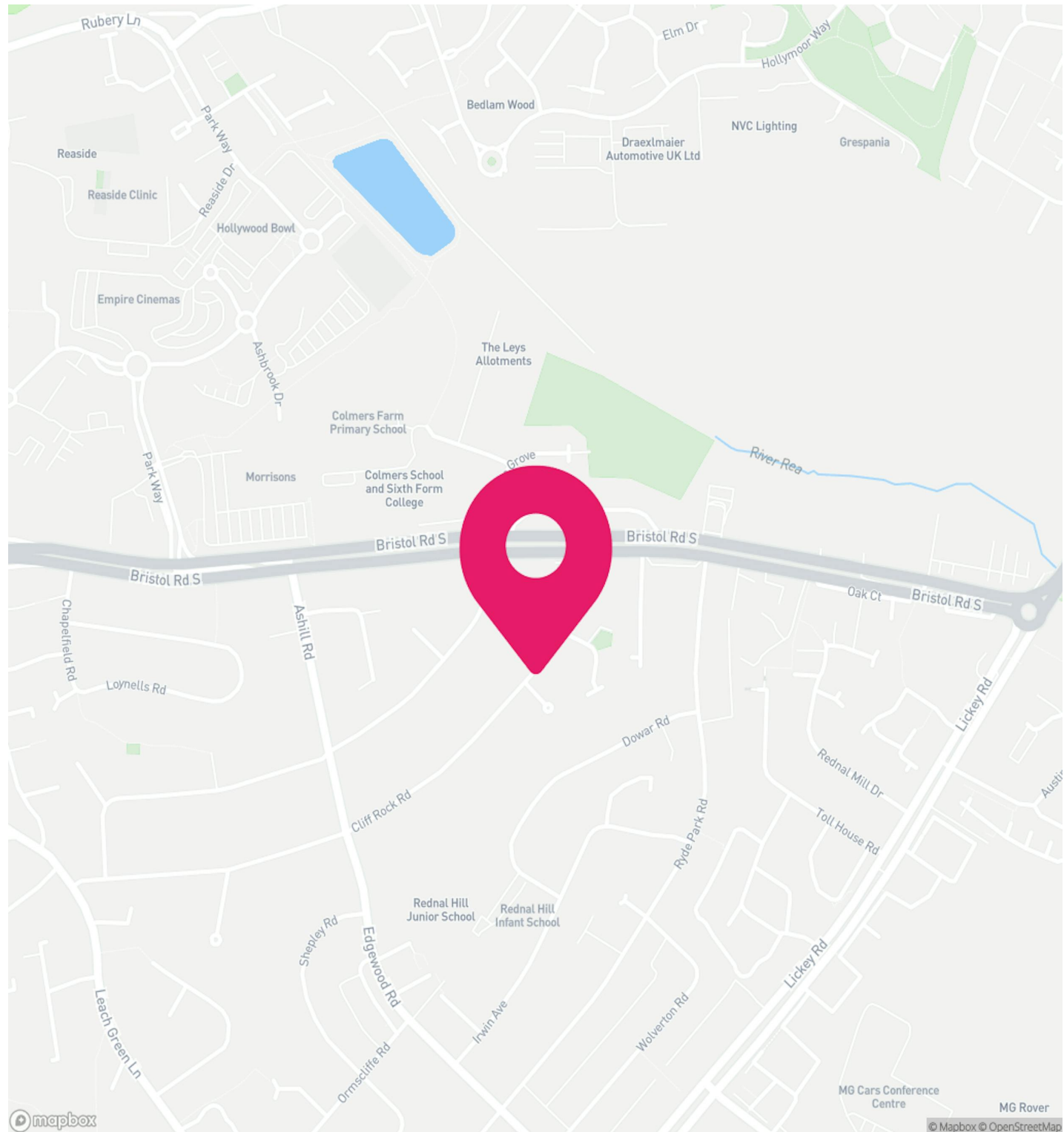
LOCATION

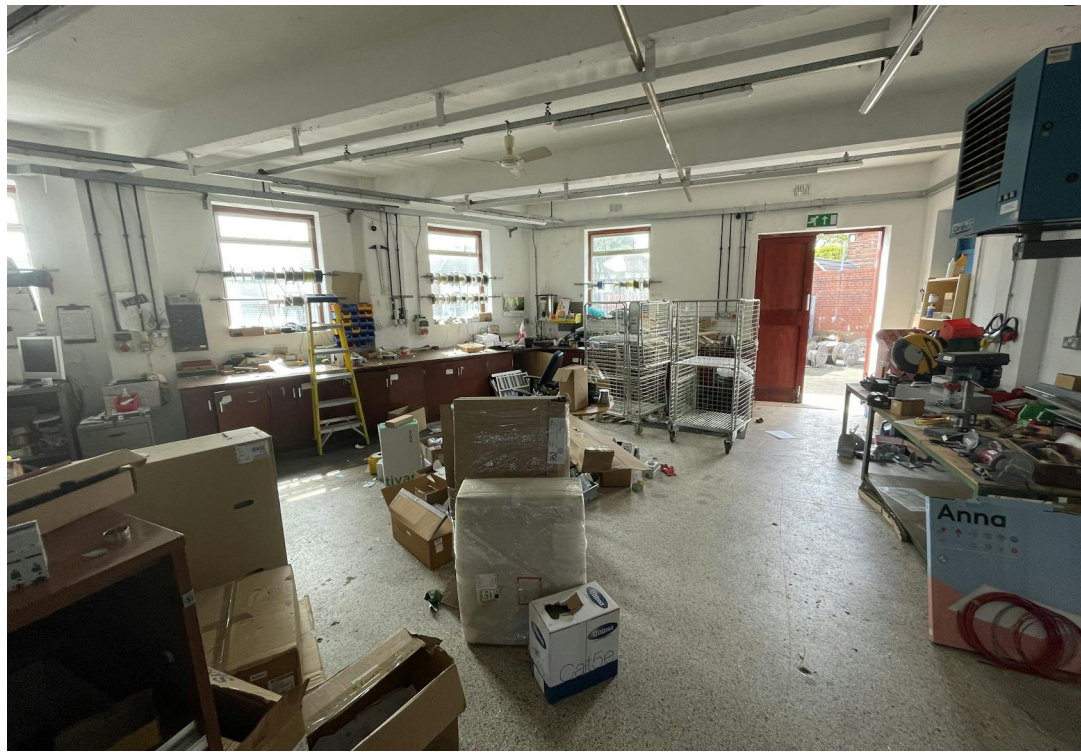
The property occupies a prominent position fronting the A38 Bristol Road South, at its junction with Cliff Rock Road, in the Rubery are of Birmingham.

The local area is a mixed residential and commercial location being situated close to the newly developed Longbridge regeneration area and almost opposite Great Park.

Rubery is located approximately 10 miles southwest of Birmingham City Centre and 6 miles northeast of Bromsgrove.

Communication links are excellent with regular bus services and train station nearby and J4 of the M5 motorway and J1 M42 at Bromsgrove within close proximity.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	3,646	338.72	Available
Total	3,646	338.72	

TERMS

We are inviting offers in excess of £600,000 for the valuable freehold interest.

OCCUPATIONAL TENANCIES

The property has two occupational tenancies in place, one is a phone mast let to Vodafone PLC and the other is a locker hub let to Amazon UK Services both of which are currently rolling over.

Further details are available upon request.

SERVICES

We understand that the building benefits from all main services, which are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

LEGAL COSTS

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Available upon request from the agent.

MONEY LAUNDERING

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

RATEABLE VALUE

£28,250. Rates Payable: £14,000 (approximately)

VAT

Applicable. VAT may be payable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£15 per sq ft

PRICE

Offers in excess of £600,000

POSSESSION

Available Immediately

POSSIBLE USE CLASSES

Class A1 - Shops and Retail Outlets

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Ryan Lynch

0121 638 0800 | 07710022800
ryan@siddalljones.com

Sophie Froggatt

0121 638 0500 | 07842013854
sophie@siddalljones.com

Edward Siddall-Jones

0121 638 0500 | 07803 571 891
edward@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/09/2024