

64 Station Road, Marston Green, Birmingham, B37 7BA



**FOR SALE**

Mixed Used Investment Generating £32,800 Per Annum

1,603 ft<sup>2</sup> (148.91 m<sup>2</sup>)

**Location**

The property occupies a prominent retail location on Station Road, Marston Green, just a short walk away from the train station.

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 property and provides transport links to Birmingham and London.

**Description**

The property comprises of a mixed-use commercial investment of traditional masonry construction surmounted by a pitched tiled roof.

The premises consist of a ground floor retail / takeaway premises which has been refurbished to a high standard by the current occupier. It benefits from glazed façade and pedestrian access door, modern collection area and servery with a rear commercial kitchen.

The residential element comprises of a three-bedroom house, which is accessed to the rear of the property via Malthouse Row. Internally it consists of a kitchen, bathroom and three bedrooms.

The property further benefits from an additional one-bedroom annexe with en-suite facilities.

Off-street parking is provided to the front and rear of the property, with additional parking provided locally on street.

**Accommodation**

GF Retail	632 ft <sup>2</sup>	58.70 M <sup>2</sup>
Residential Accommodation	716 ft <sup>2</sup>	66.52 M <sup>2</sup>
GF Annexe	255 ft <sup>2</sup>	23.69 M <sup>2</sup>
<b>Total</b>	<b>1,603 ft<sup>1</sup><sup>2</sup></b>	<b>148.91 M<sup>2</sup></b>

\*Approximate measurements

**Terms**

We are inviting offers in the region of £399,950 for the valuable freehold interest, representing a gross yield of 8.2%.

**Tenancy Schedule**



The ground floor retail is let on a 10-year lease expiring March 2032 at a passing rental of £20,800 per annum exclusive.

The residential element is let on a three-year AST at a passing rental of £12,000.

**VAT**

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

**Legal Costs**

Both parties to bear their own legal and surveyor's costs incurred during the transaction.

**Services**

We understand that the property benefits from all mains connections either on, or adjacent to, the subject premises.

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

**Money Laundering**

We require two forms of ID and proof of funding from all potential purchasers to satisfy anti-money laundering regulations.

**Energy Performance**

Available upon request from the agent.

**Viewing**

Strictly via the sole agent Siddall Jones on 0121 638 0500.