www.siddalljones.com



# 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>)

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#### 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>
Total	1,603 ft1 <sup>2</sup>	148.91 M <sup>2</sup>
*Approximate measurements		

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#### 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  $\pounds 12,000.$ 

#### 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.



# Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.