



## 64 Station Road

Marston Green, Birmingham, B37 7BA

**Mixed Used Investment  
Property Generating  
£32,800 Per Annum**

**1,603 sq ft**  
(148.92 sq m)

- Three-bedroom house
- Mixed-use development
- Ground floor retail / takeaway premises
- Property Generating £32,800 Per Annum

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

## 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.

## 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.

## Terms

Terms

We are inviting offers in the region of £399,950 for the valuable freehold interest, subject to contract.

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.

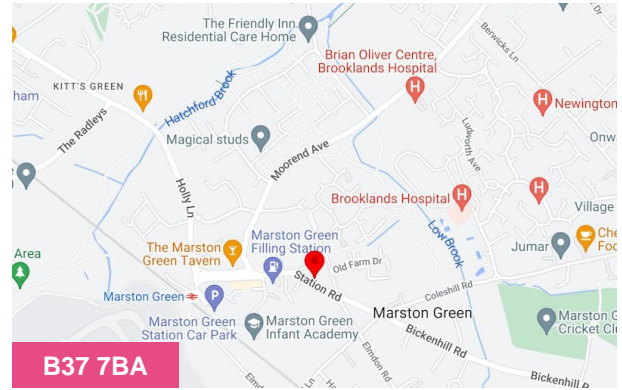
Legal Costs

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



## Summary

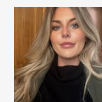
<b>Available Size</b>	1,603 sq ft
<b>Price</b>	Offers in the region of £399,500
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



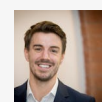
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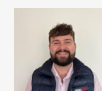
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interested parties carry out their own investigations.

#### 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.