

460 College Road, Kingstanding, Birmingham, B44 0HL



TO LET / FOR SALE

Lock Up Retail Premises with 3 Bed Flat

Gross Internal Area: 1,705 ft² (159 m²)

Location

The property is situated in a prominent location fronting College Road between the junctions of Hawthorne Road and Sunnybank Avenue.

College Road is a busy arterial route, serving Kingstanding and links with A452 Chester Road and the A34 Walsall Road.

Birmingham City Centre is approximately 5 miles south and junction 6 of the M6 Motorway is approximately 2½ miles away.

Description

This property comprises a semi-detached retail premises of traditional brick construction, previously used as a butchers shop. The property provides a large ground floor sales area with rear storage.

A separate entrance from the front provides access to a large 3 bed flat which is in needed of modernisation.

Externally the property benefits from forecourt car parking and a rear garden area with prefab unit providing additional storage.

Accommodation

Ground Floor Retail	830 ft ²
Residential	875 ft ²
Total (GIA)	1,705 ft²

Rental / Price

The property is available to let on a new lease with length to be agreed.

Alternatively, consideration would be given to the sale of the freehold interest with offers in excess of £250,000 sought, subject to contract.

VAT

All prices quoted are exclusive of VAT.

Business Rates

RV: £10,000

We understand the property will qualify for Small Business Rates Relied, subject to occupiers' eligibility. We advise all interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Services

We are advised all main services are connected.

The agent has not checked and does not accept responsibility for any of the services within this property and would suggest that any occupier satisfies themselves in this regard.

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

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

Availability

The property is immediately available, following the completion of legal formalities.

Viewings

Strictly by prior appointment with the sole agent Siddall Jones on 0121 638 0500

