



460 College Road

Kingstanding, Birmingham, B44 0HL

**A lock-up retail unit with a 3-
bedroom flat in
Kingstanding, featuring 830
sq ft of ground floor retail
space and 875 sq ft of
residential**

1,705 sq ft
(158.40 sq m)

- Ground Floor Lock Up
- Includes 3 bed flat
- A separate entrance from the front
- Forecourt car parking

460 College Road, Kingstanding, Birmingham, B44 0HL

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 need of modernisation.

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

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.

Terms

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.

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

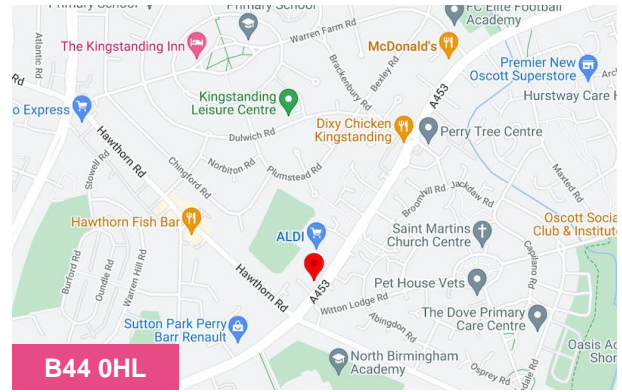
Available upon request from the agent.

Legal Costs

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

Availability

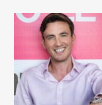
The property is immediately available, following the completion of legal formalities.



Summary

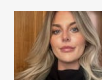
Available Size	1,705 sq ft
Price	Offers in excess of £250,000 Offers in excess of £250,000 sought, subject to contract.
Business Rates	Upon Enquiry
VAT	Applicable. All prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs incurred during this transaction.
EPC Rating	Upon Enquiry

Viewing & Further Information



Edward Siddall-Jones

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



Sophie Froggatt

0121 638 0500 | 07842013854

Viewings

Strictly by prior appointment with the sole agent.