



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

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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

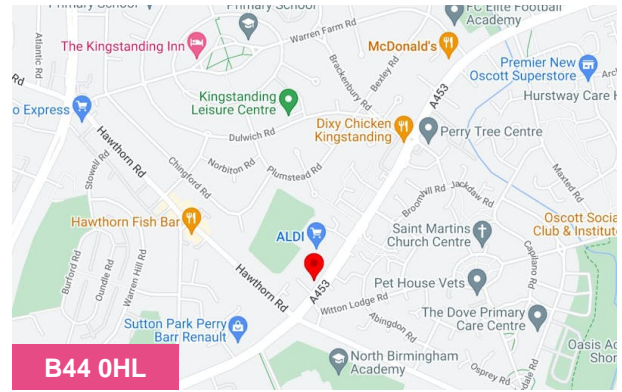
The property is situated in a prominent location fronting College Road between the junctions of Hawthorne Road and Sunnybank Avenue.

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

Offers in excess of £250,000 sought, subject to contract.



Summary

Available Size	1,705 sq ft
Price	Offers in excess of £250,000.00
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

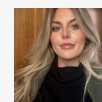
Viewing & Further Information



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