

1730-1732 Bristol Road South, Birmingham, B45 9QB



FOR SALE

Prominent Trade Counter Premises

GIA: 4,816 ft² (447.42 m²) on a site area of 0.295 acres.

Location

The property occupies a prominent position fronting the A38 Bristol Road South, at its junction with Cliff Rock Road, in the Rubery area of Birmingham.

The local area is a mixed residential and commercial location being situated close to the newly developed Longbridge regeneration area and almost opposite Great Park.

Rubery is located approximately 10 miles southwest of Birmingham City Centre and 6 miles northeast of Bromsgrove.

Communication links are excellent with regular bus services and train station nearby and J4 of the M5 motorway and J1 M42 at Bromsgrove within close proximity.

Description

The subject property comprises of an attractive, detached two-storey building of traditional masonry construction with flat fibre glass roofs over.

The premises benefits from extensive frontage to the Bristol Road South providing a fantastic trade counter / roadside retail opportunity.

The property comprises of ground office, retail and workshop space with ancillary and WC facilities also provided.

The first-floor accommodation provides additional office space, WCs and kitchen facilities.

Externally the property benefits from generous forecourt, side parking and a secure service yard to the rear.

Accommodation

GIA 4,816 ft² (447.42 M²) approximately.

Terms

We are inviting offers in excess of £600,000 for the valuable freehold interest.

Services

We understand that the building benefits from all main services, which are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Occupational Tenancies

The property has two occupational tenancies in place, one is a phone mast let to Vodafone PLC and the other is a locker hub let to Amazon UK Services both of which are currently rolling over.

Further details are available upon request.

VAT

All prices quoted are exclusive of VAT, which may be payable.

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

Energy Performance

Available upon request from the agent.

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

Rateable Value

April RV: £28,250

Rates Payable: £14,000 (approximately)

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

