



LUMEN HOUSE, 1358 STRATFORD ROAD, BIRMINGHAM, B28 9EH

MIXED USE, RETAIL FOR SALE | 1,534 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Freehold Retail / Office Premises  
located next to Aldi Supermarket.

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- Freehold
  - Main Road Fronting
  - Extensively Refurbished
  - Suitable for Alternative Uses STP
  - Forecourt and Rear Parking
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## DESCRIPTION

The property consists of an end-terraced building of traditional masonry construction with a pitched tiled roof. The premises have been refurbished to an exceptional standard by the current owner and feature a ground floor open-plan retail space with a glazed retail facade and pedestrian access door, along with ancillary storage and WC facilities at the rear. An internal stairwell provides access to the first-floor office accommodation, which includes a newly fitted kitchen and WC facilities, and two cellular offices (formerly a lounge and bedroom).

The property also has a rear yard, accessible via a service road off Ingestre Road. This area provides secure car parking and timber-built storage space. The space can be easily converted to provide first-floor residential accommodation, subject to obtaining the necessary planning consents. Additional benefits include:

Forecourt Parking

Three-Phase Power

Electric Vehicle Charging Point

Roof Replacement

Recently Installed Amber Windows



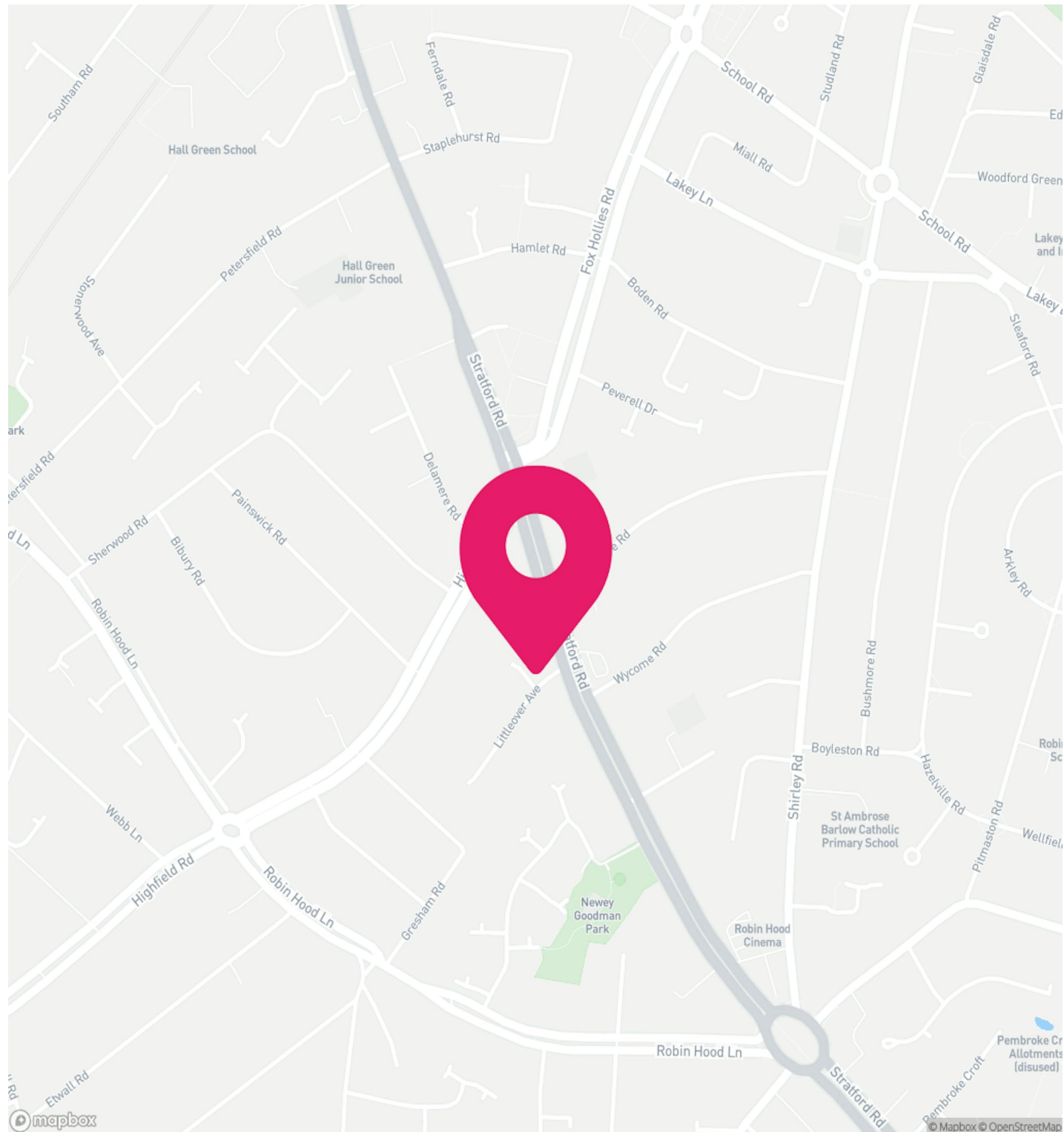
## LOCATION

### /// INFLUENCING.CHARGE.BATTLE

The property occupies a most prominent position on the main A34 Stratford Road in the heart of Hall Green, just 6 miles south of Birmingham City Centre.

The immediate area is a mixed residential and commercial locality being densely populated, with nearby occupiers including Aldi and Waitrose supermarkets.

Communication links are excellent with motorway access provided by Junction 4 of the M42 motorway (circa 3 miles southeast) which in turn provides access to Birmingham International Airport, Train Station and National Exhibition Centre.





## ACCOMMODATION

NIA 1,534 ft2 (142.51 M2) approximately.

## SERVICES

We understand that the all mains services 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.

## LEGAL COSTS

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof of funding to satisfy AML protocols.

## RATEABLE VALUE

£8,100

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £325,000

## POSSIBLE USE CLASSES

Class A1 - Shops and Retail Outlets, Class B1 - Business

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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