



81 STEWARD STREET, HOCKLEY, BIRMINGHAM, B18 7AF

MIXED USE FOR SALE | 1,847 SQ FT

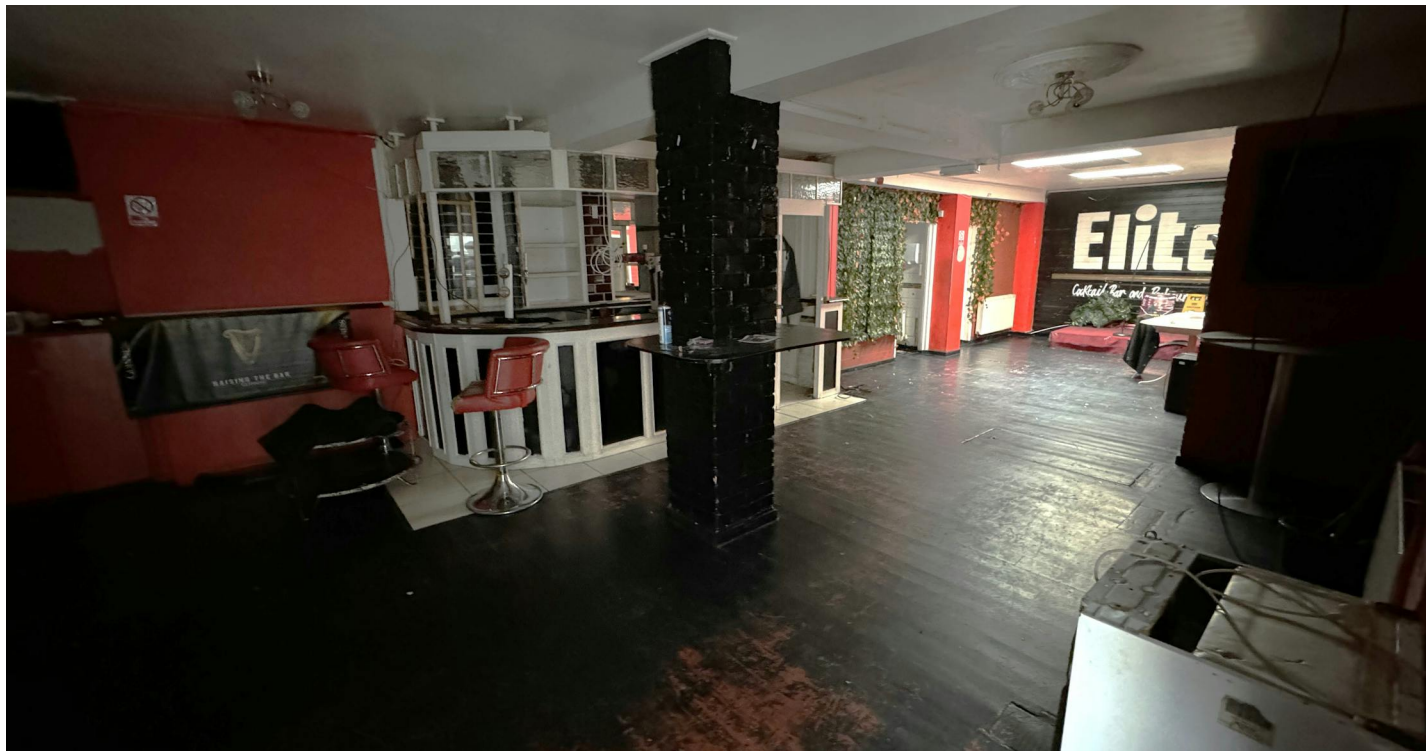
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



## Licensed Premises with Residential Uppers

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- Licensed Premises
  - Suitable for Alternative Uses STP
  - Three Bedroom Residential Uppers
  - Close to City Centre
  - Ideal Investment
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## DESCRIPTION

The premises comprise of a two-storey terraced building of traditional masonry construction with pitched roof over.

The premises provided licensed bar / pub premises on the ground floor which are largely open plan save for kitchen, servery and WC facilities. The space benefits from pedestrian access and glazed facade to the fore which are protected by roller shutters.

The uppers are accessed via a separate entrance door and accessed via a single stairwell, the accommodation provides two bedrooms, two bathrooms and a kitchen on the first floor.

An additional, self-contained bedroom space with kitchenette and shower room is provided in the loft space, which is accessed via an inner stairwell.



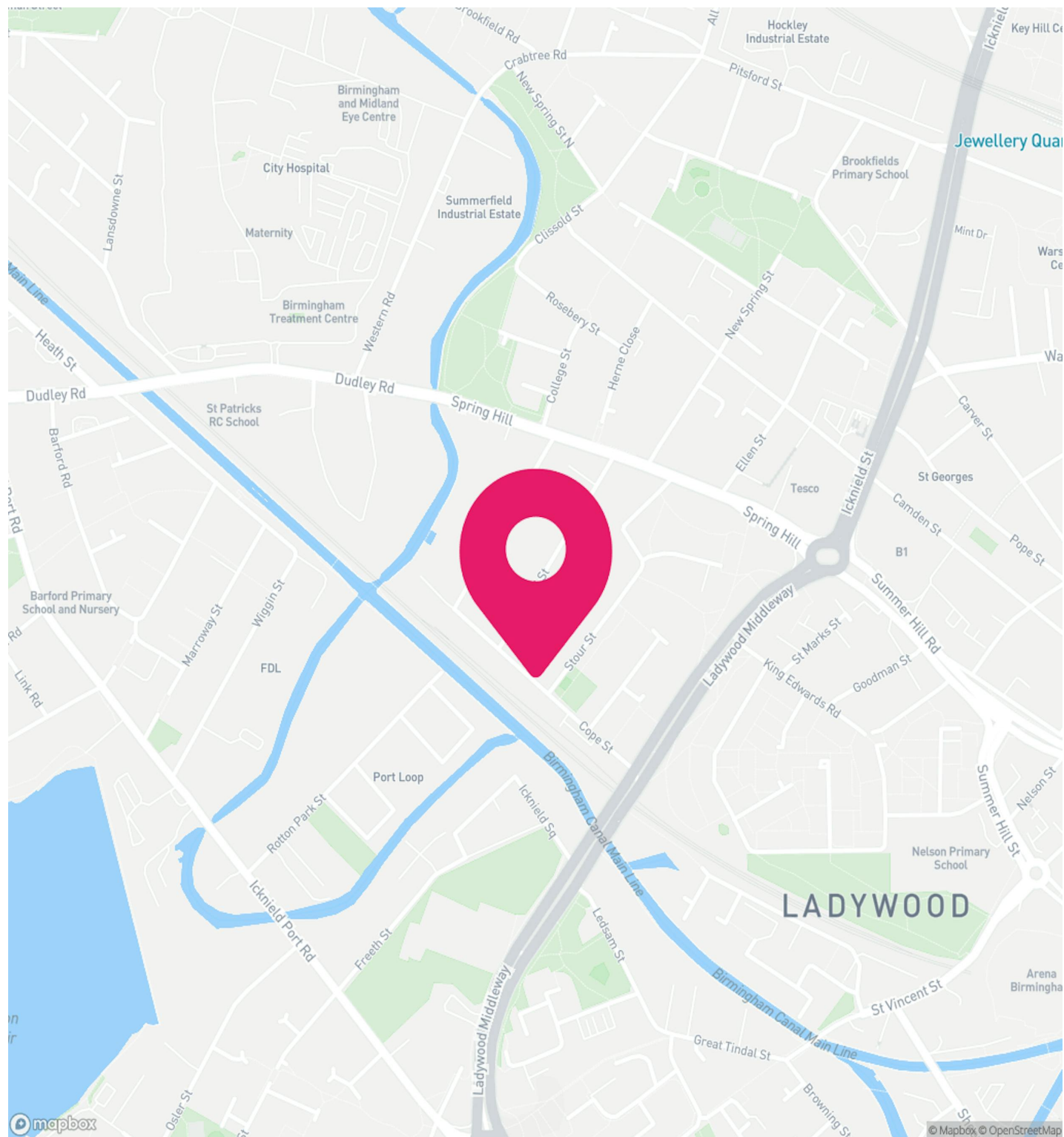
## LOCATION

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The premises are situated along Steward Street in the Hockley area of Birmingham.

The property is accessed from the A540 Ladywood Middlemore or Springhill (A41).

Birmingham City Centre is located approximately 1 mile South East and the middle ring road provides direct dual carriageway access to the main Aston Expressway (A38) and the national motorway network.





## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

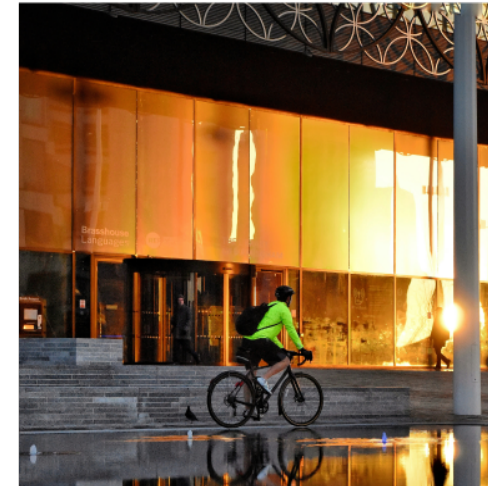
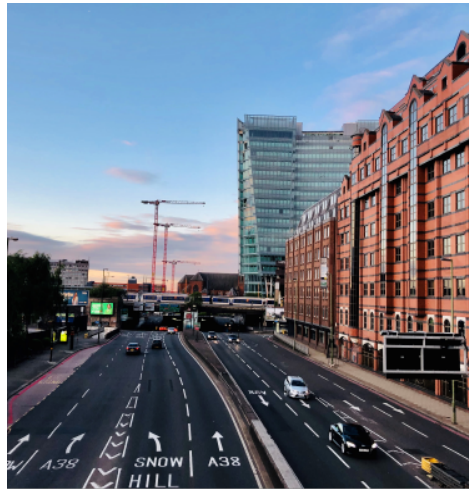
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







## AVAILABILITY

Floor/Unit	sq ft	sq m	Availability
Ground	1,010	93.83	Available
1st	580	53.88	Available
2nd	257	23.88	Available
<b>Total</b>	<b>1,847</b>	<b>171.59</b>	

## ANTI-MONEY LAUNDERING

The successful bidder will be required to provide two forms of identification and proof / source of funding to satisfy Anti-Money Laundering protocols.

## RATEABLE VALUE

£2,300. Small Business Rates Exempt

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £275,000

## POSSIBLE USE CLASSES

Class A4 - Drinking Establishments

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### **Ryan Lynch**

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