

MIXED USE | FOR SALE



129 FLAXLEY ROAD, STECHFORD, BIRMINGHAM, B33 9HD  
2,074 SQ FT (192.68 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Fully Refurbished Takeaway Premises with  
Separate First Floor Residential

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- Fully Refurbished Unit
  - Fridge / Freezer Units with Compressors
  - New U16 Gas Line
  - New Three-Phase Power and Plastic Water Mains Replaced
  - Recently Extended
  - Rear Stores
  - Fast Food Takeaway Permission Acquired
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## DESCRIPTION

The property comprises of a mixed-use terraced property of traditional masonry construction with pitched tiled roof over.

The property has been extended on the ground floor which provides food preparation, fridge and freezer units and WC facilities.

The ground floor has planning permission for use as a takeaway premises and has been fitted to include extraction, refrigerator, new gas line, new commercial grade flooring, water and three-phase electricity supplies.

The first floor comprises of a one bedroom first floor flat which is accessed via its own self-contained access from the front elevation.

To the rear of the property is a single-storey garage unit with profile clad flat roof and access door opening onto a rear service road.



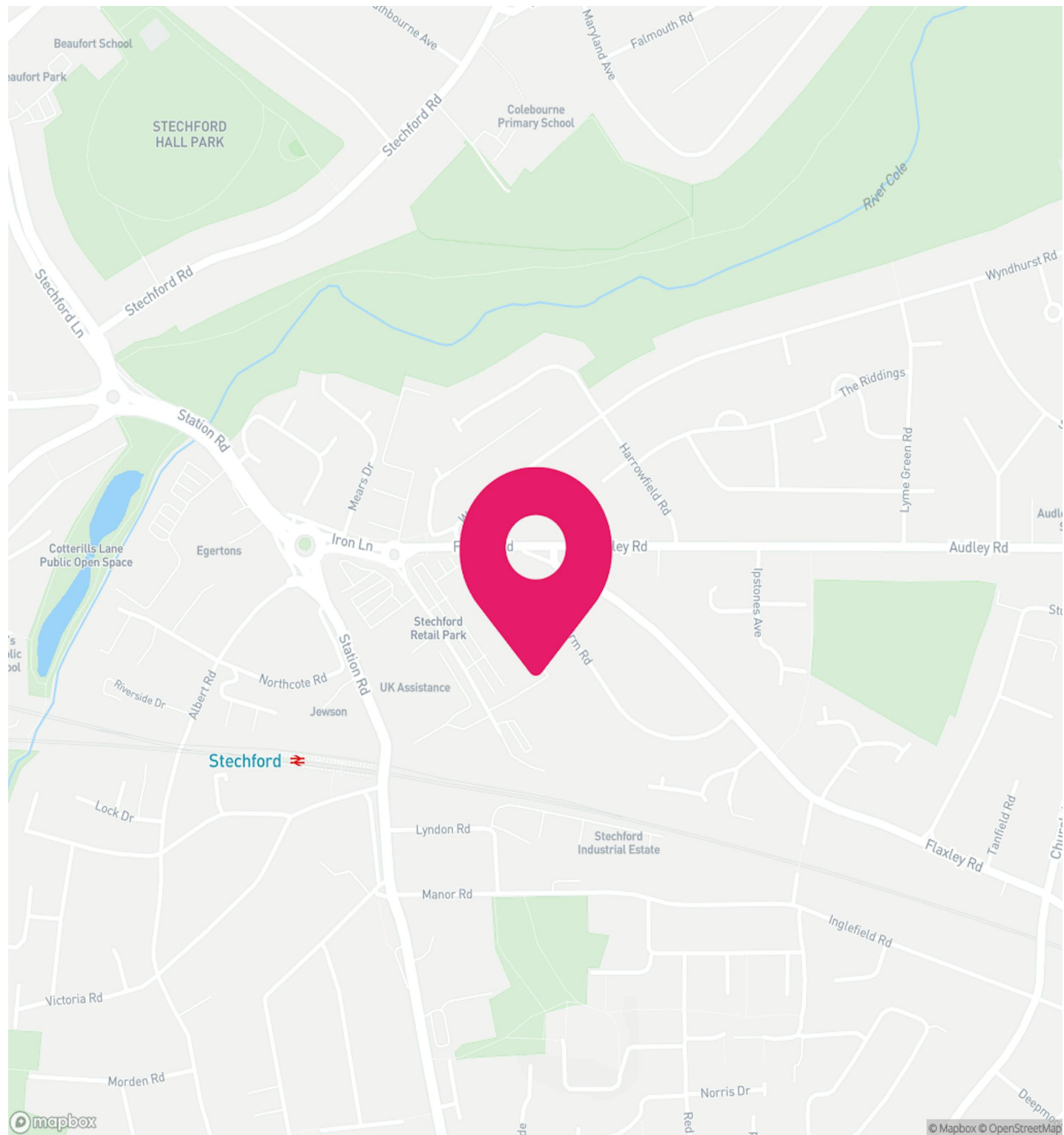
## LOCATION

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The property is located on Flaxley Road, on a lay-by set back from Audley Road, in the Stechford area of Birmingham.

The location boasts excellent transport links, being within easy reach of arterial roads such as Bromford Lane A4040 which provides direct access to Coventry Road (A45) and the National motorway network at junction 6 of the M6 motorway.

Coventry Road (A45) provides dual carriageway access to the National Exhibition Centre and Birmingham International Airport as well as the M42 motorway at Junction 6 (Bickenhill Interchange).



## 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.

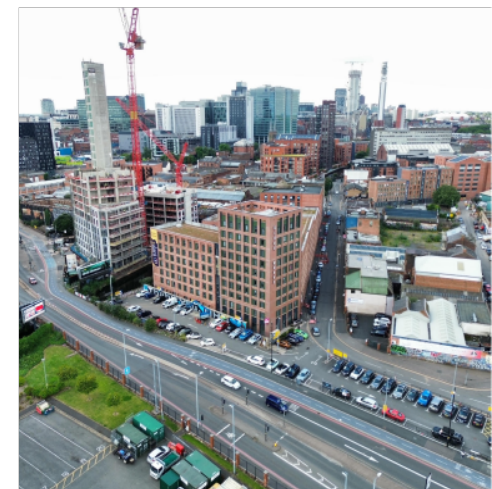
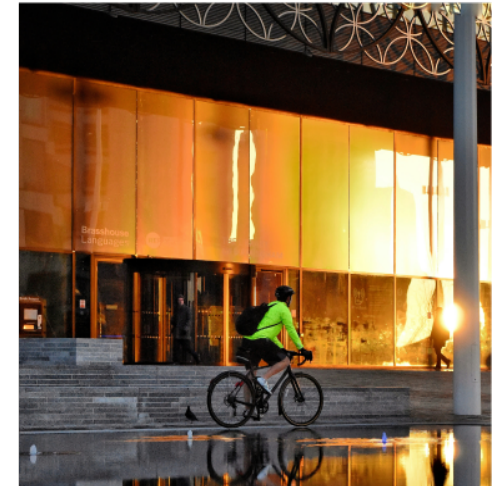
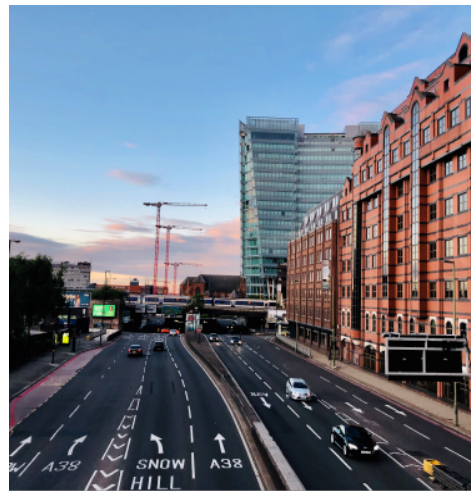
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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

Name	sq ft	sq m	Availability
Ground - Takeaway and Kitchen	1,192	110.74	Available
Ground - Rear Stores	376	34.93	Available
1st - Residential	506	47.01	Available
<b>Total</b>	<b>2,074</b>	<b>192.68</b>	

## ANTI-MONEY LAUNDERING

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

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£2,425. Small business rates exempt

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £350,000

## POSSIBLE USE CLASSES

Class A5 - Hot Food Takeaways

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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