

MIXED USE | FOR SALE

Business Unaffected



285 BEARWOOD ROAD, SMETHWICK, WEST MIDLANDS, B66 4DR  
1,316 SQ FT (122.26 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Mixed-Use Investment Premises

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- Guide Price £250,000
  - Passing Rental £25,600 PA
  - Ground Floor Takeaway Premises
  - First Floor Flat
  - First Floor Studio\*
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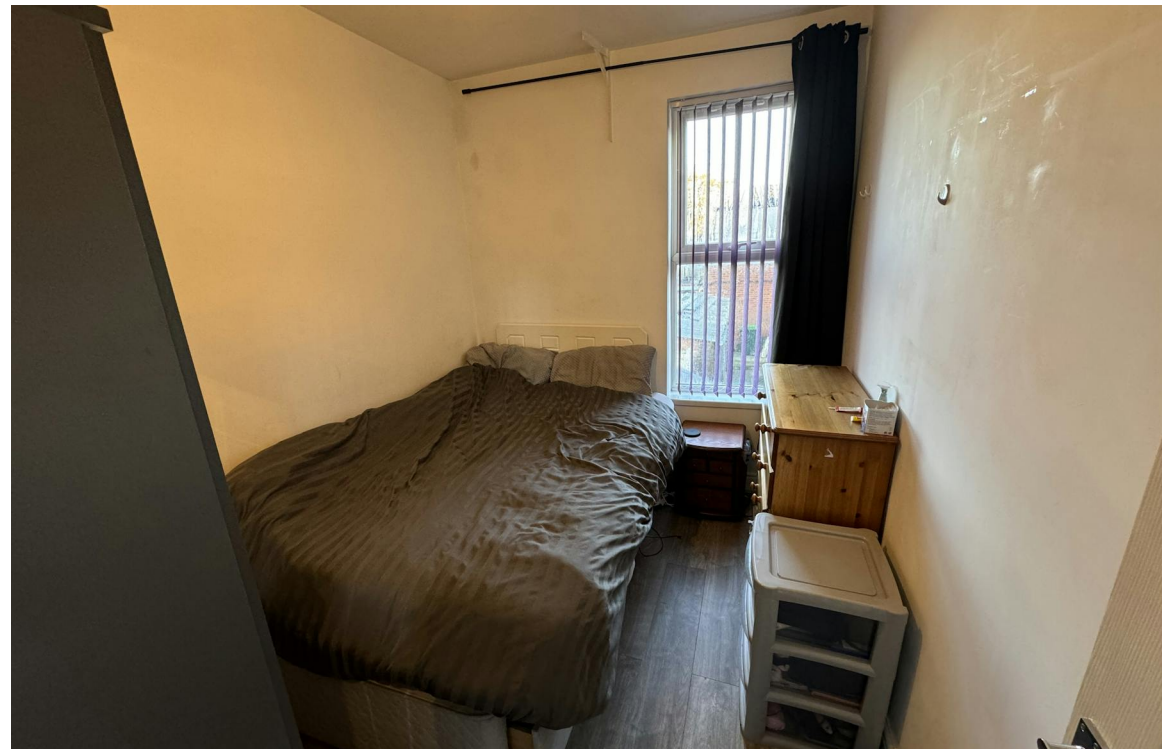
## DESCRIPTION

The property comprises of a mixed-use investment premises set along Bearwood Road.

The building comprises of a ground floor takeaway premises which provides predominantly open plan retail space with rear ancillary and kitchen areas. The premises is let for a term expiring in 2034 at a current passing rental of £10,000 per annum.

Accessed to the rear of the property via a steel staircase and walkway there are two residential units which are let on assured shorthold tenancy agreements generating an additional £15,200 per annum.

Externally there is a blockwork garage / storage building, which is vacant.

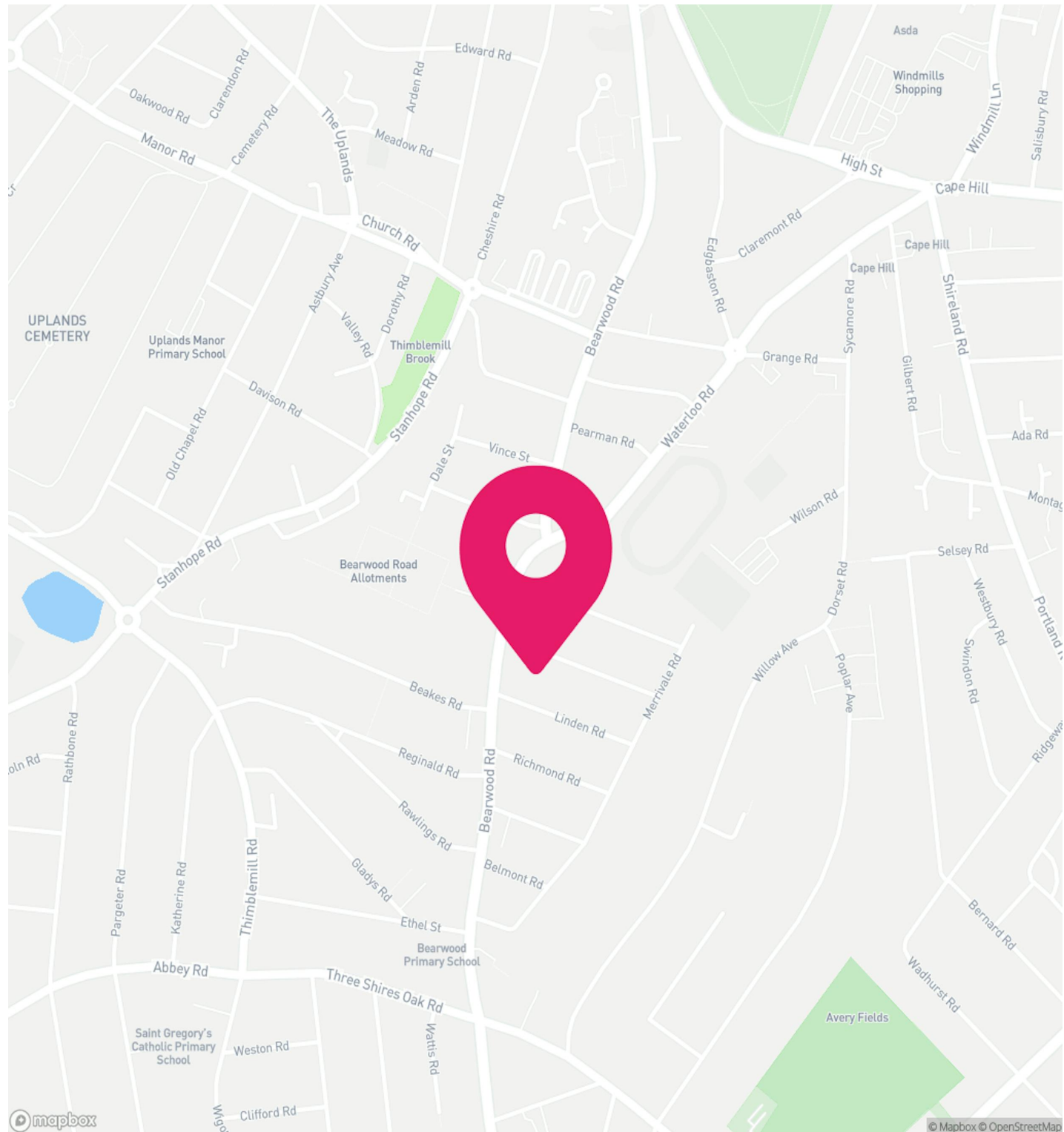


## LOCATION

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The property is located in a prominent roadside position, to the northern end of Bearwood Road (A4030), close to its junction with Waterloo Road in the Bearwood area of Sandwell.

The immediate area is a mixed residential and commercial location with the Bearwood Road well served by a mix of national and local retailers.



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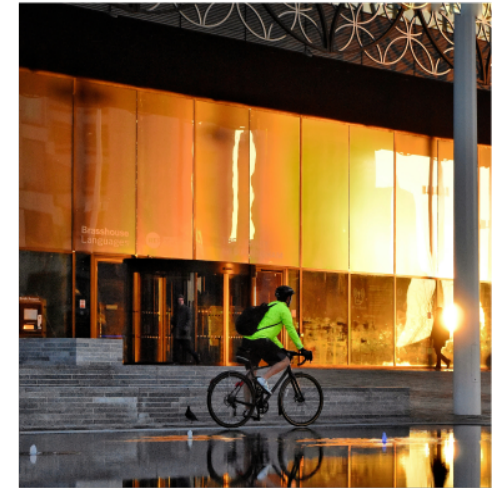
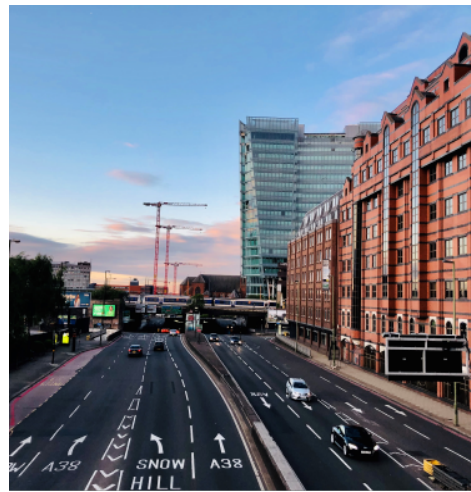
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## ACCOMMODATION

| NAME              | SQ FT        | SQ M          | AVAILABILITY |
|-------------------|--------------|---------------|--------------|
| Ground - Takeaway | 662          | 61.50         | Available    |
| 1st - Residential | 360          | 33.45         | Available    |
| 1st - Studio      | 160          | 14.86         | Available    |
| Outdoor - Garage  | 134          | 12.45         | Available    |
| <b>Total</b>      | <b>1,316</b> | <b>122.26</b> |              |

## SERVICES

The property benefits from all mains services 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 due diligence.

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£2,950. Small Business Rates Exempt

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £250,000

## EPC

C (74)

## 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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