

MIXED USE, OFFICE | TO LET / FOR SALE



174 DUDLEY ROAD, WINSON GREEN, BIRMINGHAM, B18 7QX

1,079 SQ FT (100.24 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Lock-Up Office / Retail with First Floor Offices
and Rear Access

- Guide Price £200,000
- Retail / Office Premises
- First Floor Offices
- Conversion Opportunity STP
- Roller Shutter Security
- Glazed Facade and Pedestrian Access



DESCRIPTION

The property comprises of a mid-terraced building of traditional masonry construction surmounted by a pitched tiled roof.

The premises benefit from glazed shop front and pedestrian access from Dudley Road.

The ground floor provides open plan office / retail accommodation with some cellular storage space to the rear which provides stairwell access to the first floor accommodation.

The first floor accommodation provides WC, kitchen and two cellular office space. Separate access / fire escape is provided so the space could easily be split horizontally to provide mixed use office / residential accommodation.

A basement space is provided which provides additional stores and utility meters.



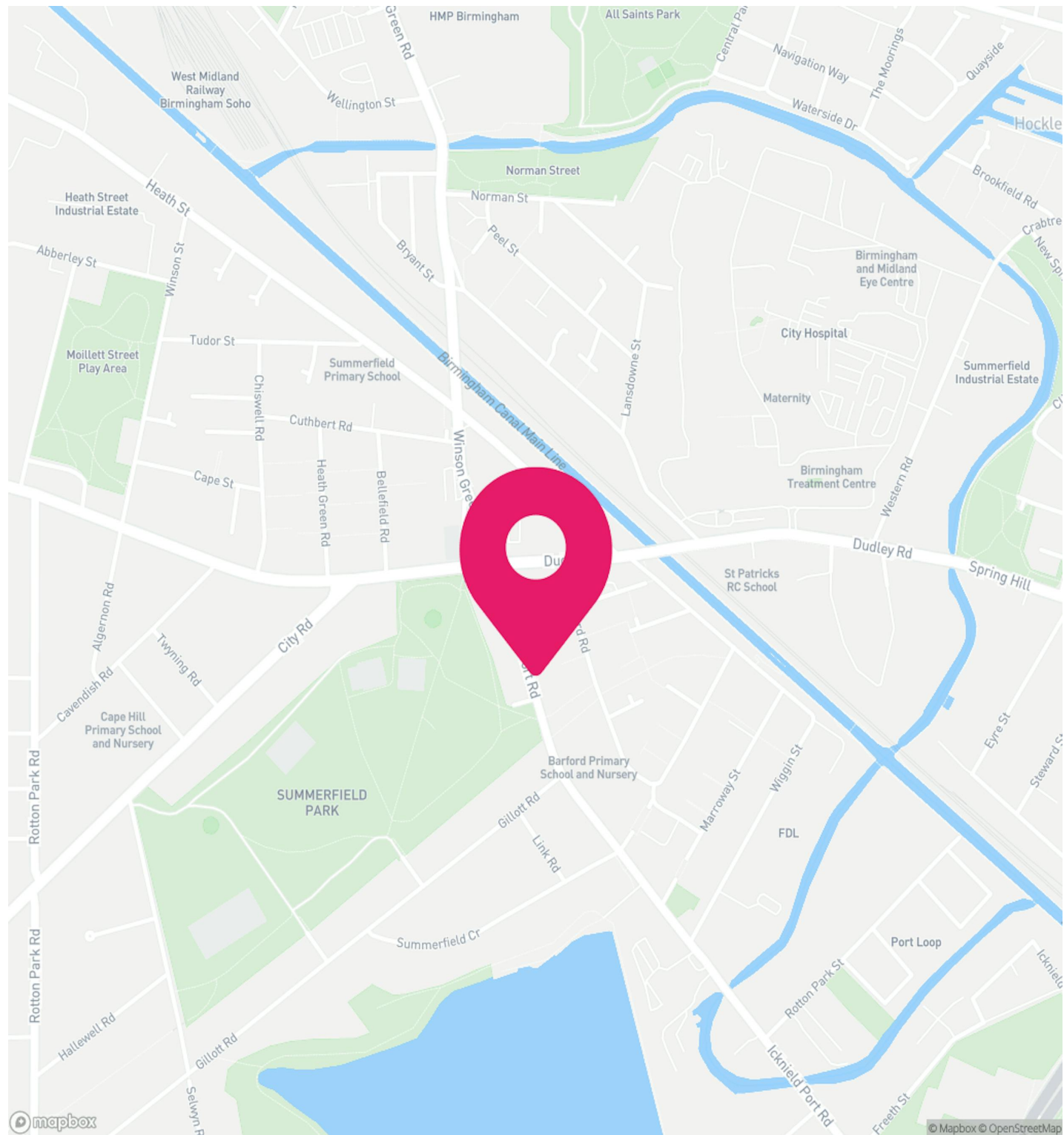
LOCATION

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The premises are located along Dudley Road, opposite Lidl supermarket, in the Hockley area of Birmingham.

Dudley Road (A457) provides arterial access to the middle ring road (A4540) which is located some 1.5 miles east of the location. Dudley Road also provides access to Smethwick via Cape Hill.

Access to the national motorway network is via Junction 1 M5 or Junction 6 (Spaghetti) of the M6 located approximately 3.5 miles and 4 miles distant respectively.



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.

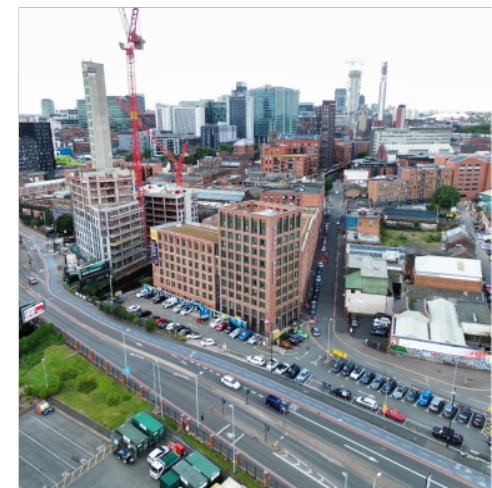
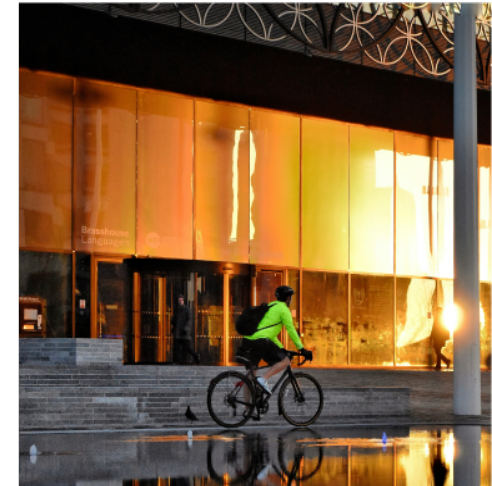
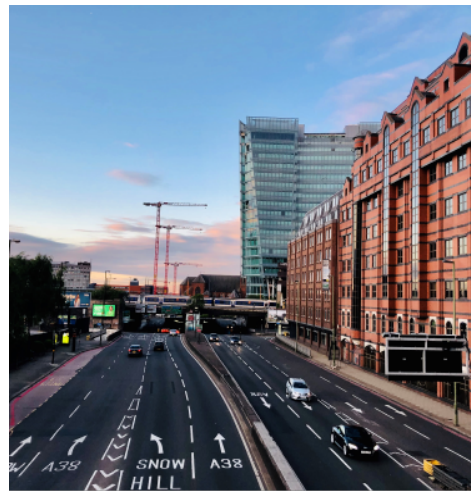
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 - Ground Floor Office / Retail | 469 | 43.57 | Available |
| 1st - Offices | 430 | 39.95 | Available |
| Basement - Basement Storage | 180 | 16.72 | Available |
| Total | 1,079 | 100.24 | |

SERVICES

We understand that all mains services are available on site.

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

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£15,000 per annum

PRICE

Offers in excess of £200,000

POSSESSION

The property is immediately available following the completion of legal formalities.

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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