

MIXED USE | FOR SALE



STUART COURT, GRAVELLY LANE, ERDINGTON, BIRMINGHAM, B23 6LR

8,120 SQ FT (754.37 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Detached Building Consisting of Five Retail Units and Service Offices to the First Floor

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- Guide Price £1.2M
  - Gross Rental £131,799.72 Per Annum
  - Five Ground Floor Lock-Up Shops
  - Serviced Offices to First Floor
  - Conversion Potential STP
  - Forecourt and Rear Car Parking
- 



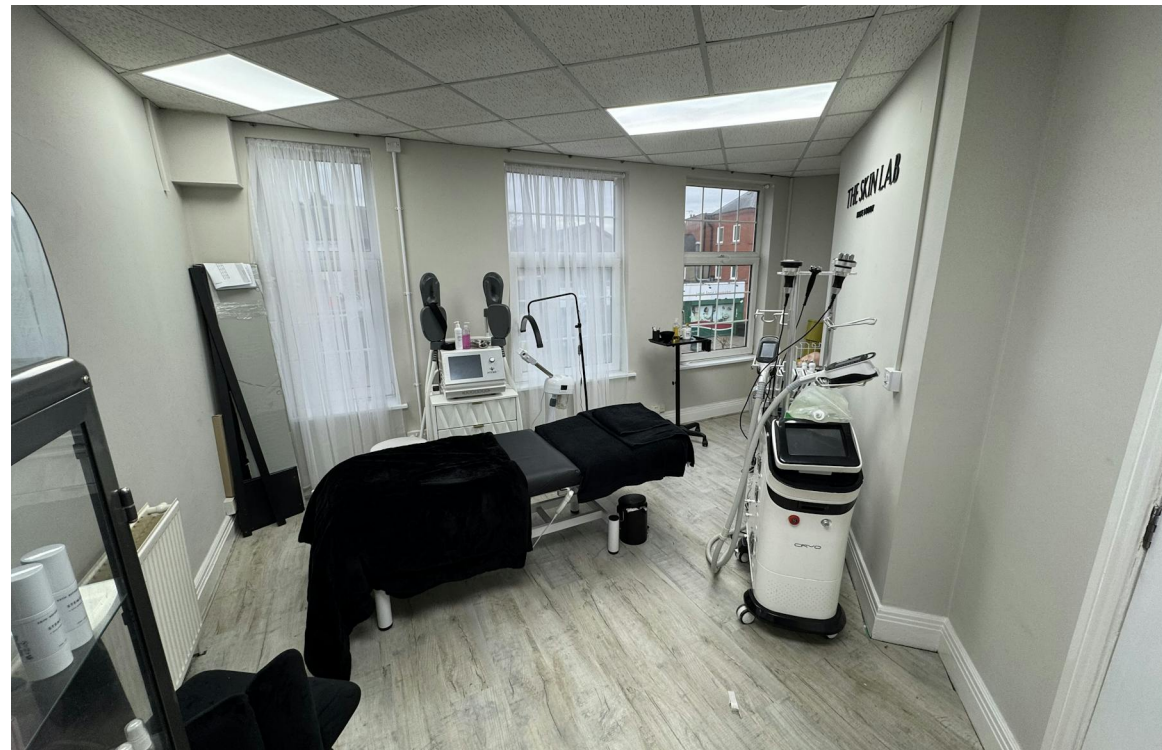
## DESCRIPTION

The property comprises of an attractive two-storey building of traditional masonry construction surmounted by flat and pitched tiled roofs.

The building provides ground floor retail accommodation with associated forecourt parking with first floor serviced office space accessed via the rear from Station Road.

The retail offering is let to one occupier, who occupies five individual units at ground floor level and including some additional first floor office / retail / ancillary space. The passing rental currently payable is £86,799.72 per annum.

The first floor accommodation has been split to provide eight office spaces, which are individually let on an all-inclusive basis generating an additional gross rental income of £45,000 per annum and totalling £131,779.72 for the whole building.



## LOCATION

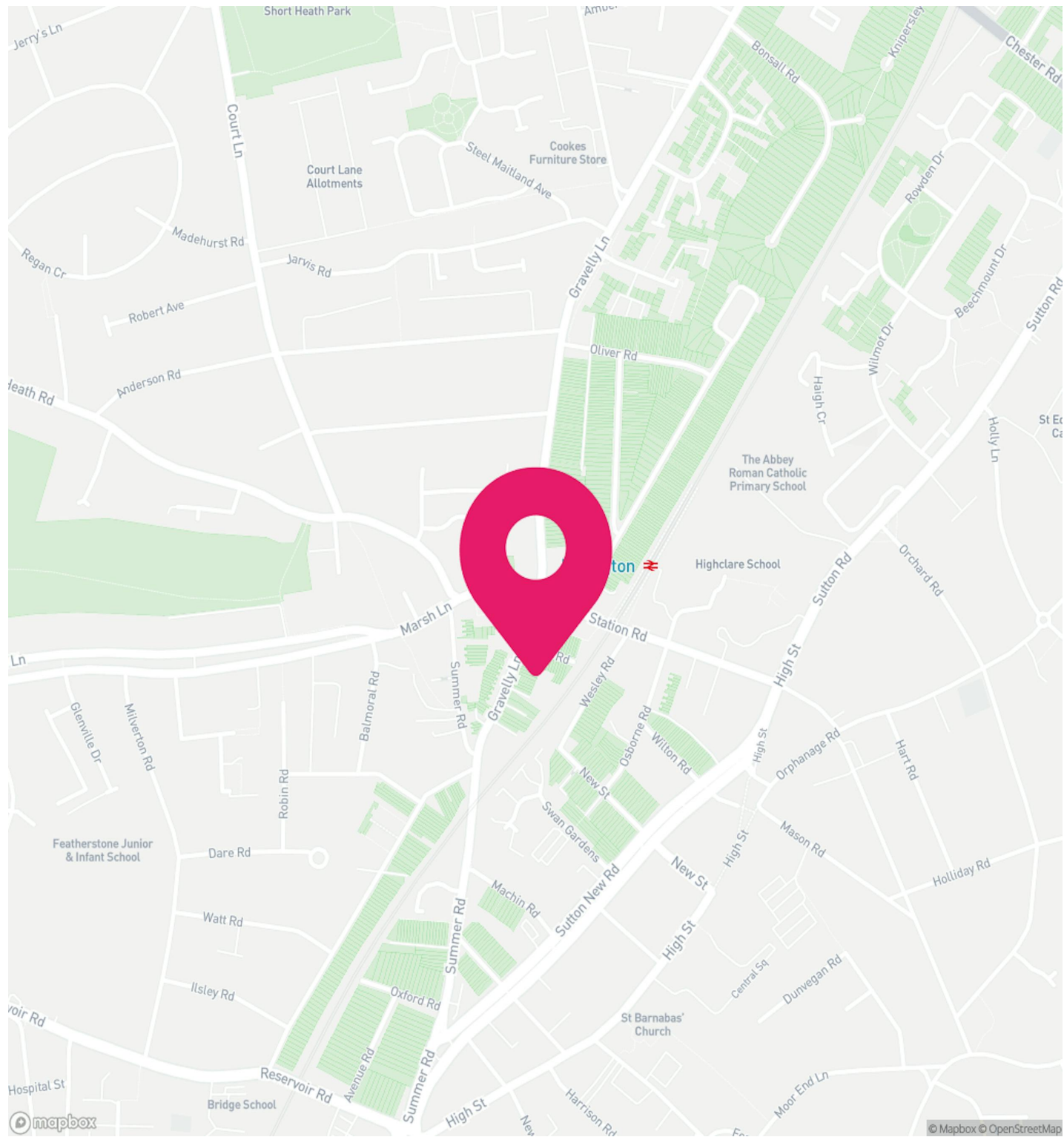


The property is prominently situated at the corner of Station Road and Gravelly Lane in the Erdington area of Birmingham.

Erdington is a densely populated suburb located approximately five miles north of Birmingham city centre.

Gravelly Lane connects to Summer Road and Gravelly Hill North, providing convenient access to Junction 6 (Spaghetti Junction) of the M6 motorway, located roughly two miles south of the property. This motorway links to the wider national motorway network.

The area is well-served by public transport, with Erdington and Gravelly Hill train stations nearby, as well as local bus routes offering easy access to Birmingham city centre and beyond.



## 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.

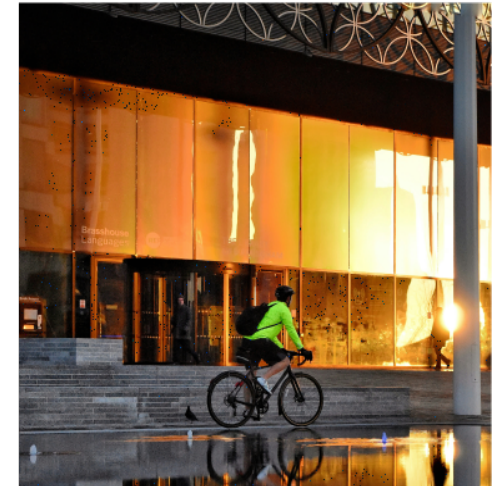
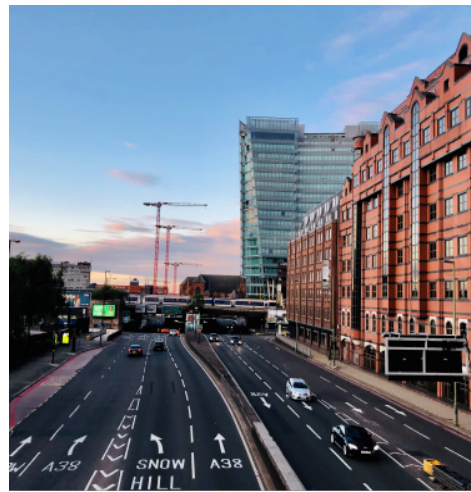
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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 - Retail	3,838	356.56	Available
1st - Office / Ancillary	4,282	397.81	Available
<b>Total</b>	<b>8,120</b>	<b>754.37</b>	



## SERVICES

We understand that the property benefits from all mains services.

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

## EPC

A - 20  
B - 34  
B - 37  
C - 62

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £1,200,000

## EPC

B

## 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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[SIDDALLJONES.COM](https://www.siddalljones.com)