

MIXED USE | FOR SALE

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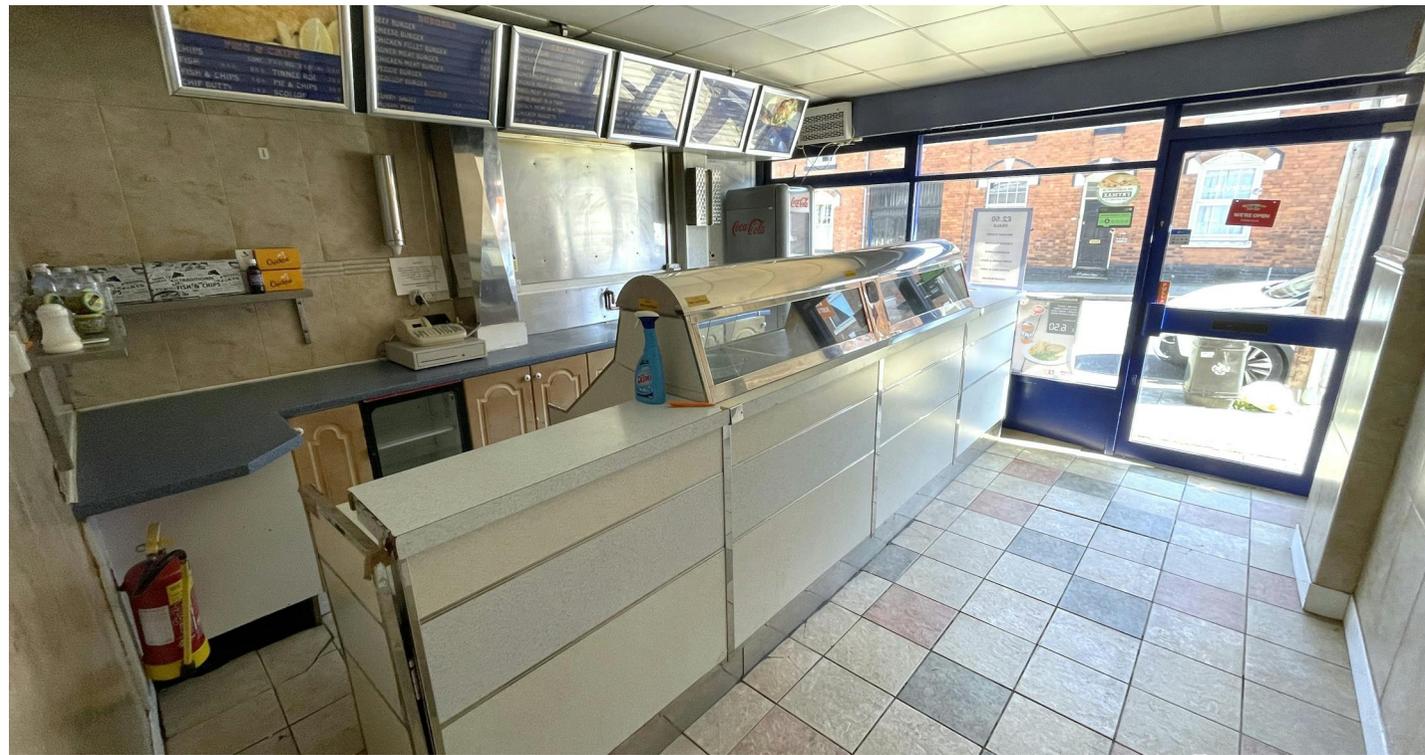
16 BOURNVILLE LANE, STIRCHLEY, BIRMINGHAM, B30 2JT

1,391 SQ FT (129.23 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Former Chip Shop with Refurbished First Floor Flat

- Offers in the Region of £270,000
- Ground Floor Takeaway
- Small Business Rates Exempt
- Refurbished Two Bedroom Flat
- New Kitchen and Bathroom
- ERV £25,000 Per Annum



DESCRIPTION

The property comprises of a former fish and chip shop with retail frontage on Bournville Lane and rear pedestrian access from Bond Street.

The property benefits from glazed façade and pedestrian access, servery, rear prep kitchen, bathroom and basement areas.

The residential accommodation, which has been recently refurbished, is accessed from Bond Street and comprises of a two-bedroom flat with living room, kitchen and separate bathroom and utility area.

Externally the property benefits from a small, paved rear courtyard.



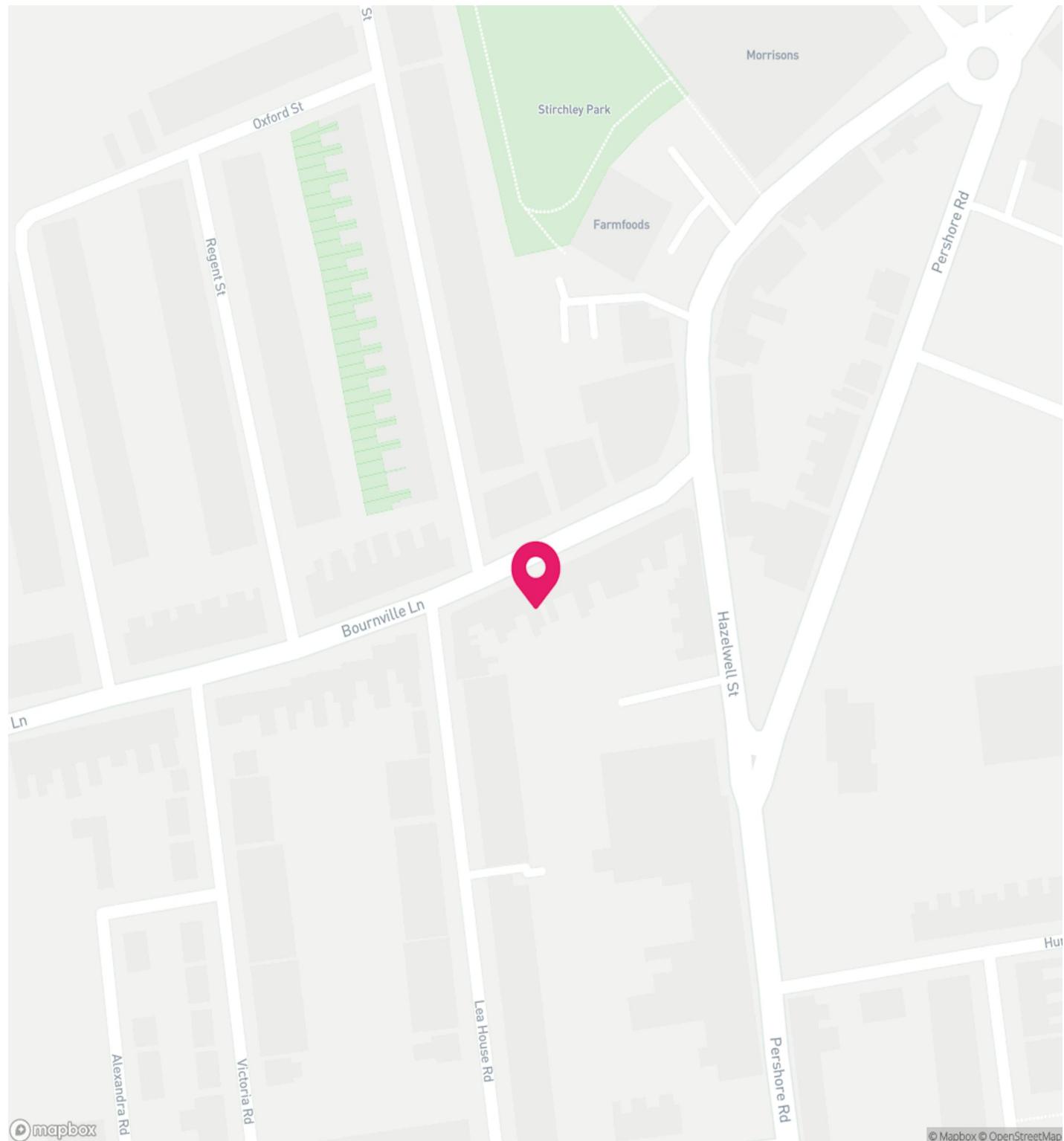
LOCATION

/// WHIPS.DAIRY.AUDIT

The property is located on Bournville Lane, which runs between is accessed directly from Pershore Road in the Stirchley area of Birmingham.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.



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.

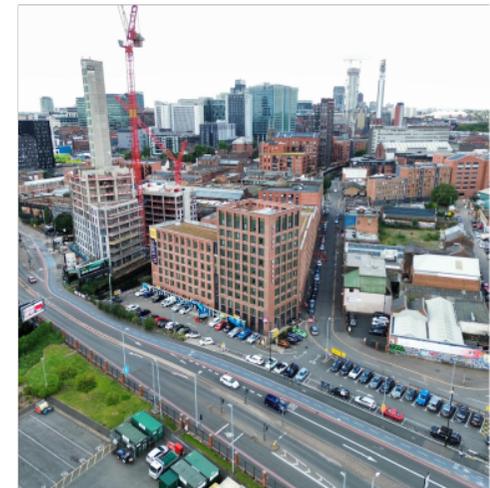
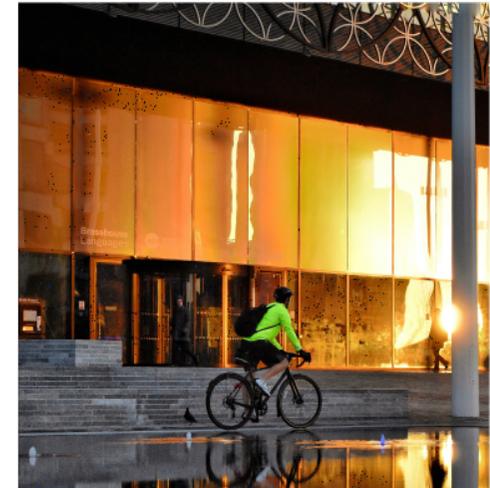
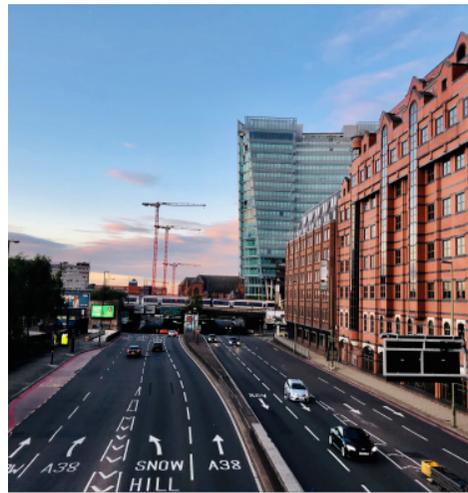
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 | 560 | 52.03 | Available |
| Basement - Basement Storage | 182 | 16.91 | Available |
| 1st - Duplex Flat | 649 | 60.29 | Available |
| Total | 1,391 | 129.23 | |

SERVICES

We understand that the building benefits from all mains services.

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

SERVICE CHARGE

n/a

RATEABLE VALUE

£5,200. The property benefits from small business rates exemption, subject to occupier qualification

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £270,000

POSSIBLE USE CLASSES

Class A5 - Hot Food Takeaways

EPC

E (111)

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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