

101 Aston Hall Road, Aston, Birmingham, B6 7LP



**FOR SALE / TO LET**

Former Convenience Store, Suitable for Alternative Uses - STP

**Net Internal Area: 2,650 ft<sup>2</sup> (246.19 m<sup>2</sup>) approximately**

### Location

The property is situated on a prominent position along Aston Hall Road in a mixed residential and commercial locality and being within walking distance of Aston Villa Football Club.

Aston Hall Road benefits from an excellent logistical location being situated just off the main A5129 Lichfield Road at the heart of the UK's motorway network, adjacent to J6, M6 and the A38M.

Birmingham City Centre is approximately 2 miles north via the Lichfield Road and Aston Train Station is within walking distance.

### Description

The property comprises a two storey detached retail premises of traditional brick construction with pitched tiled roof.

The ground floor is open plan with tiled flooring, suspended ceiling, inset lighting and glazed shopfront fronting onto Aston Hall Road.

To the rear of the property there are WC facilities and pedestrian door allowing access to the rear yard.

The first floor level is open plan with fluorescent strip lighting, emulsion coated walls, UPVC double glazed windows, WC and shower.

Externally the property has a rear yard which is accessed from a gated entrance off Sutherland Street.

Parking is provided via the forecourt and side car parking area. The grassed area to the right side of the property is also included within the freehold title.

### Accommodation

Ground Floor	1,360 ft <sup>2</sup>	126.34 m <sup>2</sup>
First Floor	1,290 ft <sup>2</sup>	119.84 m <sup>2</sup>
<b>Total (GIA)</b>	<b>2,650 ft<sup>2</sup></b>	<b>246.19 m<sup>2</sup></b>

### Price / Tenure

Offers in the region of £365,000 are sought for the freehold interest, subject to planning.

### Rental / Terms

Alternatively, the property is available to let on a new lease with length to be agreed at £24,000 per annum exclusive.

### Energy Performance Certificate

Available upon request from the agent.

### Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

### Planning

We understand that the unit has planning permission under use classes A1 (Retail).

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

### Legal Costs

Each party are to be responsible for their own legal fees incurred.

### Availability

The property is available immediately, subject to the completion of legal formalities.

### Viewings

Strictly via the sole letting agent Siddall Jones on:  
**0121 638 0500**

