

1504 Stratford Road, Hall Green, Birmingham, B28 9ET



FOR SALE

Prominent Retail Premises with First Floor Offices

Net Internal Area: 1,083 ft² (100.61 m²)

Location

The subject premises are located on the Stratford Road and occupy a prominent position on Robin Hood Island, a well-established retail location being well serviced by public transport and a high level of passing foot fall.

The location provides easy access to Birmingham City Centre and to Solihull Town Centre via the A34.

Description

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

The retail area comprises of a lock-up shop with double glazed pedestrian access fronting the Stratford Road, the shop is well appointed with laminate flooring, suspended ceiling with CAT 3 lighting and comfort heating and cooling. To the rear of the retail area there is a stock-room, WC, and kitchen facilities as well as access to the rear.

The first-floor offices are accessed via Stratford Road and separated into several cellular offices and WC facilities. The offices offer potential for conversion to residential accommodation (subject to the necessary planning permissions).

Externally the property benefits from forecourt parking as well as secure yard to the rear with the benefit of further container storage.

Accommodation

| | |
|--------------|-----------------------------|
| Ground Floor | 729 ft ² |
| First Floor | 354 ft ² |
| Total | 1,083 ft² |

Tenure / Terms

We are inviting offers in the region of £275,000 for the valuable freehold interest.



VAT

We understand that the property is not elected for VAT.

Rateable Value

All figures taken from VOA website data (2017/2018)

| | Rateable Value |
|--------------|-----------------------|
| Ground Floor | £13,250 |
| First Floor | £3,750 |

The first-floor office accommodation may apply for small business rates relief if let separately to the ground floor.

Planning

We are advised that the building has planning under use class A1 (Retail) and B1a (Offices) on the first floor.

Services

We understand that all mains services are available on or adjacent to the subject premises.

However, the agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's costs incurred during the transaction.

Energy Performance Certificate

Available upon request from the agent.

Viewing

Strictly via the sole agents Siddall Jones on 0121 638 0500.