

56 Dads Lane, Stirchley, Birmingham, B13 8PQ



**TO LET (MAY SELL)**

Retail Premises with 2 Bed Flat

Ground Floor (NIA): 375 ft<sup>2</sup> (34.83 m<sup>2</sup>)

### Location

The property is situated in a predominantly residential location, on a busy retail parade located on Dads Lane, on the Stirchley / Kings Heath border.

The site is conveniently situated for access to Birmingham City Centre and the national motorway network via A38 with Spaghetti Junction being situated approximately 6 miles away.

### Description

The property is situated along a busy retail parade with Co-Op food store adjacent.

The building is an end terrace of traditional brick construction with pitched tiled roof with self-contained retail accommodation to the ground floor and separate 2 bedroom flat to the first floor.

The retail accommodation comprises a front sales area with large glazed shopfront and rear food preparation area and stores. Both front door and windows are fitted with manual roller security shutters.

A outside toilet is located at the rear of the property servicing the commercial unit.

The first floor comprises a two bedroom flat with lounge, kitchen and bathroom. The property has UPVC double glazing and electric storage heaters.

Externally, the property benefits from a good sized lawned garden to the rear and paved forecourt to the front.

Additional on street car parking is available within the immediate area.

### Accommodation

**Total (NIA) Ground Floor 375 ft<sup>2</sup> (34.83 m<sup>2</sup>) approx.**

We have not measured the first floor.



### Rental / Terms

The retail premises (ground floor only) is available to let on a new lease with length to be agreed at £6,000 per annum exclusive.

### Price / Tenure

Alternatively, the property is available to purchase with offers in the region of £160,000 sought for the freehold interest, subject to contract.

### 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 Use

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**