

FOR SALE

**MIXED-USED
FREEHOLD INVESTMENT**



**1399 PERSHORE ROAD, STIRCHLEY,
BIRMINGHAM, B30 2JR**

1,510 SQ FT (140 SQ M)

- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- FREEHOLD TITLE
- INCOME PRODUCING

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in Stinchley – a district to the south west of Birmingham with its principal access being the Pershore Road (A441) which connects to the A38 Bristol Road in turn to the A38(M) Aston Expressway. The property fronts onto a busy section of Pershore Road forming part of an established retail parade of similar style retail units.

DESCRIPTION

The property comprises a two storey mid-terrace brick-built building surmounted by a pitched tiled roof. Internally, the ground floor comprises retail accommodation with a solid concrete floor, part carpet and part tiled covering, plastered and painted walls and ceilings, fluorescent lighting, extraction canopy, WC facilities and a single storey store at the rear. The first floor comprises a 2-bedroom flat with open plan lounge/kitchen area and separate bathroom. Externally, the property benefits from a glazed shop front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	916	85
First Floor	594	55
TOTAL	1,510	140

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

OCCUPATIONAL LEASE

The property is let on a 15-year lease with effect from 6 June 2018 at a passing rent of £25,000 per annum exclusive. The rent is subject to an open-market rent review on 6 June 2027, with rent reviews every three years thereafter.

TENURE/PRICE

The freehold interest is available at offers in excess of £325,000 subject to contract.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £11,000. Rates payable will be in the region of £4,202.00 per annum. Small business rates relief may apply.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk



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YOUNG

PROPERTY CONSULTANTS

0121 285 3535
www.masonyoung.co.uk