

300/302/304 SLADE ROAD, BIRMINGHAM, B23 7LU



FREEHOLD FOR SALE

SUBSTANTIAL COMMERCIAL/ MULTI
OCCUPANCY RESIDENTIAL
OPPORTUNITY

Circa 6,000 sq.ft/ 557.41 sq.m

- Extensive frontages onto both Slade Road and Rosary Road.
- Surrounding areas are densely populated residential .
- High demand on a rental basis – residential and commercial.
- Within relative close proximity to Birmingham City Centre.
- Good condition/well maintained.
- Gas fired central heating.
- In close proximity to Junction 6 of the M6 motorway.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent corner position, enjoying extensive frontages onto both Slade Road and Rosary Road.

Surrounding areas are densely populated residential.

Slade Road provides direct access to Junction 6 of the M6 motorway, "Spaghetti Junction".

Erdington is located approximately 3.5 miles north east of Birmingham City Centre.

DESCRIPTION

The subject premises comprise a substantial, 3 storey structure.

- Ground floor workshop facility (tyre sales).
- Restaurant/hot food takeaway.
- Ground floor retail.
- One 4 bedded, self-contained apartment (recently refurbished).
- Circa 16 letting bedrooms, including communal kitchen and bathroom facilities.
- Elevations are full height brick, surmounted by relatively new, pitched imitation slate roof structures.
- Gas fired central heating.

For More Information Contact:

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ACCOMMODATION

Circa 6,000 sq.ft/ 557.41 sq.m

RENTAL INCOME

Current rental income circa **£26,710** per annum exclusive (only limited sections are occupied).

We are of the opinion that the total potential income when fully occupied will be in the region of **£65,000** per annum exclusive.

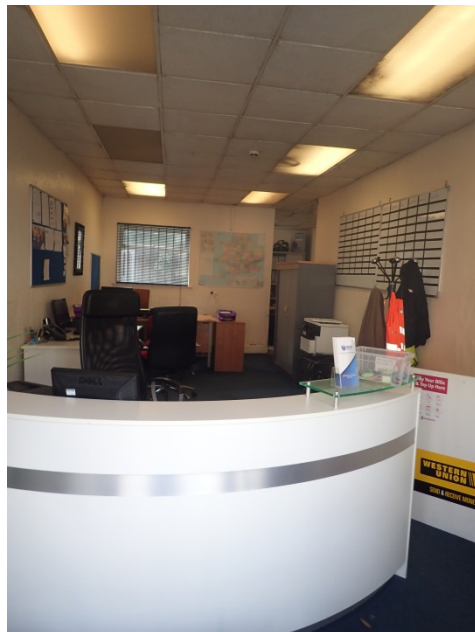
VAT

VAT is not applicable.

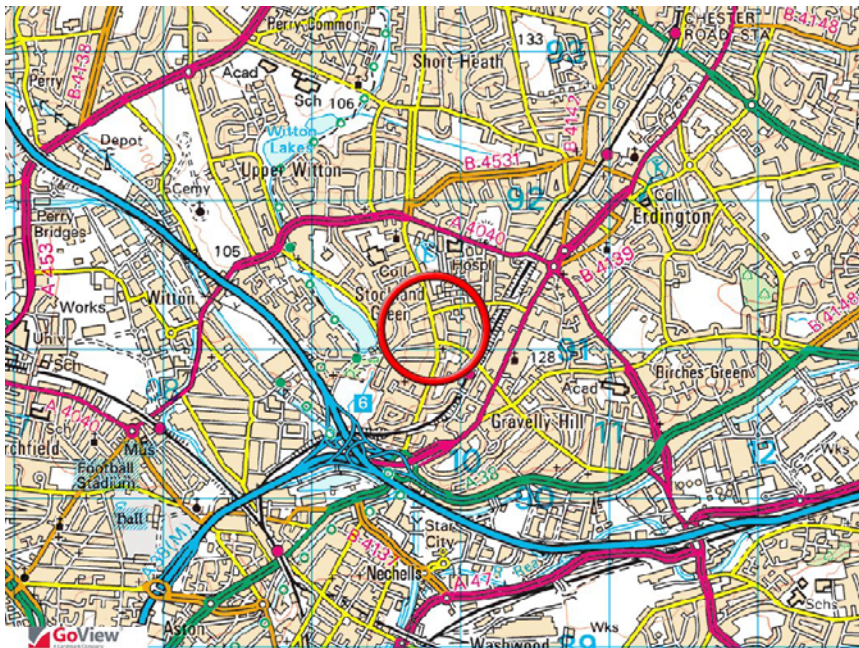
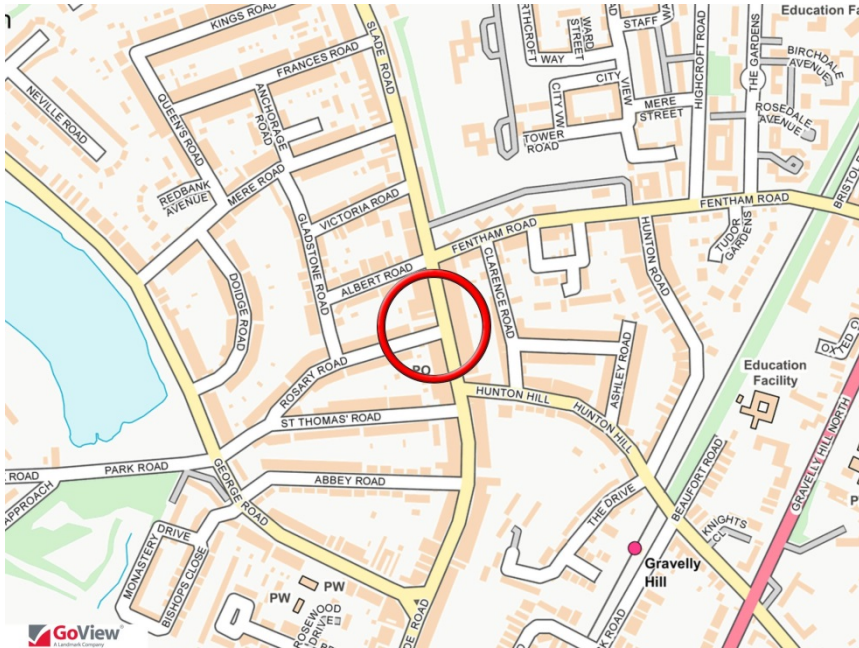
CONSIDERATION

Offers in excess of **£795,000 (seven hundred and ninety five thousand pounds)** are invited for this valuable freehold interest.

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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.