

10 BISSELL STREET, DIGBETH, BIRMINGHAM, B5 7HP



FREEHOLD FOR SALE

INVESTMENT OPPORTUNITY COMMERCIAL/RESIDENTIAL

Circa 6,061 sq. ft./563.08 sq.m.

- Extensive frontage onto Bissell Street, situated within close proximity to the intersection with McDonald Street.
- Located at the heart of an area subject to major redevelopment.
- Within close proximity to China Town/Arcadian Centre.
- Commercial at ground floor.
- First floor – 2 Studios, 1, 1 bedded apartment and 1, 2 bedded apartment.
- Fully occupied – current income £49,340 p.a. exclusive.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys an extensive frontage onto Bissell Street, situated within close proximity to the intersection with McDonald Street.

The property is located at the heart of an area subject to major regeneration /redevelopment (Smithfield project/numerous private developments/framework master plan east Digbeth).

Communicational links will be greatly improved with the extension of the Metro line system and HS2 (Curzon Street Station).

The area adjoins China Town, Arcadian Centre and Birmingham City Centre/Central business district.

DESCRIPTION

The subject premises comprises a 2 storey, mid-terraced structure, which has been considerably refurbished/modernised, providing commercial at ground floor and residential above (separate entrance).

The residential element is of a high standard, providing 2 studios, 1, 1 bedded apartment and 1, 2 bedded apartment. Self contained. Modern kitchen fitments (wall and base units, stainless steel sink with drainer, electric hob and oven and various appliances).

Each bathroom includes a walk-in shower, low flush W.C. and wash hand pedestal. Electric panel heaters/air conditioning units (dual).

The ground floor commercial unit is also self-contained, accessed via a electrically operated roller shutter door.

ACCOMMODATION

Flat 1 – Studio – 444. sq. ft./41.25 sq. m.

Flat 2 – Studio – 408 sq. ft./37.9 sq. m.

Flat 3 – 1 bedded – 494 sq.ft./45.89 sq. m

Flat 4 – 2 bedded – 681 sq. ft./63.27 sq. m.

Commercial – 4,034 sq. ft./374.76 sq. m.

Total accommodation - 6,061 sq. ft./563.07 sq. m.

CONSIDERATION

Offers in excess of **£900,000 (Nine Hundred Thousand Pounds)** are invited for this valuable freehold interest.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of mains electricity, water and drainage. No mains gas.

Individual meters.

CURRENT RENTAL

£49,340 p.a. exclusive.

The sole selling agent can provide a detailed tenancy schedule.

For More Information Contact:

Robert Taylor BSc MRICS

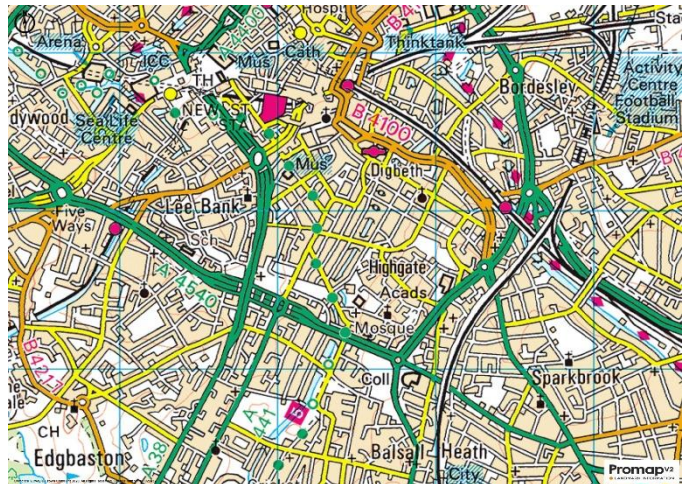
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NOTICE

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.