

1176/1178 COVENTRY ROAD, BIRMINGHAM, B25 8DA



FREEHOLD FOR SALE

GROUND FLOOR COMMERCIAL &
RESIDENTIAL

Commercial – 775 sq.ft/72 sq.m

- The accommodation comprises commercial, two, 2 bedded, self-contained apartments and 4 letting bedrooms at first floor.
- Extensive frontage onto the main Coventry Road (A45 – Considerable traffic flow).
- Gas fired central heating throughout.
- Total current income - £33,480 per annum exclusive.
- Total potential income - £40,000 per annum exclusive.



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LOCATION

The subject premises enjoys an extensive frontage onto Coventry Road (A45 – main arterial route – considerable traffic flow), situated within relative close proximity to the intersection with Deakins Road.

Heybarnes Retail Park & an Asda Supermarket are nearby.

Birmingham City Centre is situated approximately 3.5 miles north west.

NEC, Birmingham International Airport & Railway and Junction 6 of the M42 Motorway are located approximately 5 miles south east.

DESCRIPTION

The subject premises comprise a mid-terraced, 2 storey structure.

Self-contained ground floor commercial (part occupied), two, 2 bedded self-contained apartments (occupied – AST) and 4 letting bedrooms at first floor (occupied).

Garden areas to the rear.

It is important to note that permanent rights of access are enjoyed with regard to the side passageway (hatched brown).

ACCOMMODATION

Commercial – 775 sq.ft/72 sq.m.

Residential – Note above.

For More Information Contact:

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MAINS SUPPLIES

All areas have the benefit of primary metered mains electricity, gas, water and drainage.

Gas fired central heating throughout.

INCOME

Total current income - **£33,480 per annum** exclusive.

Total income, when fully occupied, circa **£40,000 per annum** exclusive.

VAT

VAT is not applicable.

BASIS OF OCCUPATION

A detailed tenancy schedule/basis of occupation is available from the sole letting agents.

CONSIDERATION

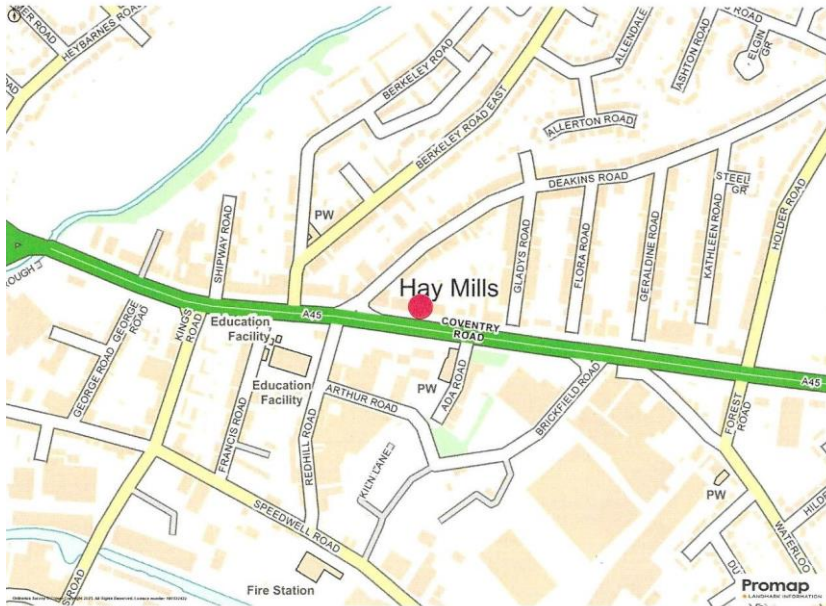
Offers in excess of **£500,000 (five hundred thousand pounds)** are invited for this valuable freehold interest.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.



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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.