

287 CLAY LANE, BIRMINGHAM, B26 1ER



## FREEHOLD FOR SALE

### GROUND FLOOR HOT FOOD TAKEAWAY (INCLUDING RESIDENTIAL)

**1,323 sq.ft/122.9 sq.m**

- Prominent corner position – intersection of Clay Lane & Woodcock Lane North.
- Forming part of a terrace of 6, retail/hot food outlets.
- Surrounding areas are densely populated (degree of new build).
- Forecourt, off-street car parking.
- Relatively small, detached, storage facility to the rear.
- Residential above (separate entrance).



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## LOCATION

The subject premises, forming part of a terrace of 6, retail/fast food outlets, occupies a prominent corner position, situated at the intersection of Clay Lane & Woodcock Lane North.

Surrounding areas are densely populated residential (degree of new build), including the Journeys End Public House.

## DESCRIPTION

The subject premises comprise a mid-terraced, 2/3 storey structure, including a detached, ground floor storage facility to the rear (communal service road).

The property has been utilised on the basis of a takeaway/fast food outlet for a considerable number of years.

Residential, at both first and second floors (separate entrance).

Gas fired central heating throughout.

Forecourt, off-street car parking.

## ACCOMMODATION

Takeaway	465 sq.ft/43.2 sq.m
Storage facility	190 sq.ft/17.65 sq.m
First floor residential	486 sq.ft/41.15 sq.m
Bathroom, 2 bedrooms and a lounge.	
Second floor residential	182 sq.ft/16.9 sq.m
One bedroom.	
Total accommodation	1,323 sq.ft/122.9 sq.m

## PERMITTED USE

Hot food takeaway (sui generis).

## MAINS SUPPLIES

The property has the advantage of primary metered mains electricity, gas, water and drainage.

## BUSINESS RATES

### (Ground floor)

Rateable Value: £4,550 (April 2023)

## CONSIDERATION

Offers in excess of **£230,000 (two hundred & thirty thousand pounds)** are invited for this valuable freehold interest.

## VAT

VAT is not applicable.

## ANTI MONEY LAUNDERING

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

## VIEWING/FURTHER INFORMATION

Robert Taylor BSc MRICS/Oliver Beard

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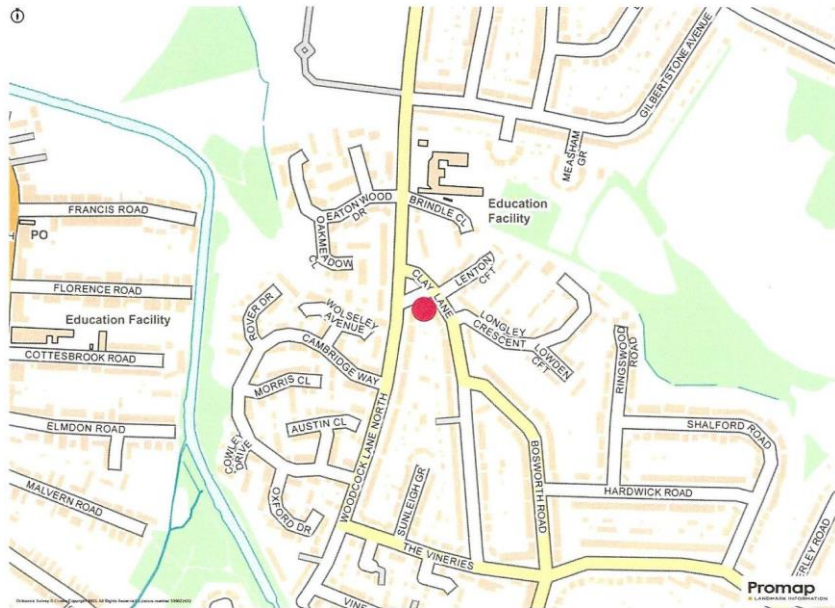
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**SMB**  
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**NOTICE**

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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.