171 ALUM ROCK ROAD, BIRMINGHAM, B8 1NJ

FREEHOLD FOR SALE

GROUND FLOOR RETAIL, INCLUDING ANCILLARY FIRST FLOOR RESIDENTIAL/STORAGE ACCOMMODATION

820 sq.ft/76.18 sq.m

- Prime location, situated at the heart of the main retail centre serving the local community.
- Considerable footfall.
- Off-street car parking to the rear.
- Substantial display window - electrically operated roller shutter door.
- Within close proximity to Greggs, TSB and Betfred turf accountants.

Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com
LOCATION

The subject premises, situated at the heart of the retail centre serving the local community (considerable footfall), enjoys direct frontage onto the main Alum Rock Road, situated within close proximity to the intersection with Bowyer Road/Highfield Road (B4516).

Surrounding areas are densely populated.

Occupiers in close proximity to a Greggs, TSB and Betfred turf accountants.

Alum Rock is located approximately 2 miles north east of Birmingham City Centre.

DESCRIPTION

The subject premises (mid-terraced) provides predominantly ground floor, open plan retail accommodation, including ancillary, first floor living/storage accommodation.

Substantial display window with the benefit of an electrically operated roller shutter door.

Circa 2 off-street car parking spaces to the rear (accessed via Edmund Road).

The property requires refurbishment.

ACCOMMODATION

Ground Floor Accommodation

513 sq.ft/47.66 sq.m.

First Floor Accommodation

307 sq.ft/28.52 sq.m.

Total Accommodation

820 sq.ft/76.18 sq.m.

MAINS SUPPLIES

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

TOWN PLANNING

We are advised that the subject premises can be utilised on the basis of Use Class A1 (Retail).

Any interested party should make their own proper enquiries of the local planning authority.

For More Information Contact:
Robert Taylor BSc MRICS
T: 0121 706 7766
E: robert@smbsurveyors.com
CONSIDERATION

Offers in excess of £375,000 (three hundred and seventy five thousand pounds) are invited for this valuable freehold interest.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value: £12,628
Rates Payable circa: £6,000

Small business rates relief may be applicable.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

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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.