

285 CLAY LANE, BIRMINGHAM, B26 1ER



FREEHOLD FOR SALE

RETAIL/RESIDENTIAL

1,660 sq.ft/154.22 sq.m

- Prominent position – intersection of Clay Lane & Woodcock Lane North.
- Forming part of a terrace of 6, retail/hot food outlets (fully occupied).
- Surrounding areas are densely populated residential (degree of new build).
- Forecourt, off-street car parking.
- The accommodation comprises ground floor retail (double fronted) and 2, separate, 1 bedded apartments.
- Total current income - £24,600 pax



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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 Gilbert Stone Primary School, Birmingham South Yardley Driving Test Centre, Yardley Cemetery and the Journey's End Public House.

Clay Lane, provides direct access to the main Coventry Road (A45).

Birmingham City Centre is located approximately 5 miles north west.

Access to the national motorway network is provided by junction 6 of the M42 motorway (circa, 5.5 miles due east – NEC, Birmingham International Airport & Railway adjoin).

DESCRIPTION

The subject premises provides ground floor retail (ancillary storage to the rear) and 2, separate, self contained 1 bedded apartments.

All areas have independent, gas fired central heating systems.

Well maintained throughout.

The retail accommodation is double fronted and includes a detached, ground floor storage facility to the rear.

Forecourt, off street car parking.

ACCOMMODATION

Ground Floor

775 sq.ft/72 sq.m

Currently utilised on the basis of a hairdressing salon. Kitchen, toilet facility and ancillary storage.

Flat A

366 sq.ft/34 sq.m

Kitchen/lounge and 1 ensuite bedroom

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Flat B

519 sq.ft/48.2 sq.m

1 bedroom, kitchen, lounge and 1 bathroom.

Total Accommodation – 1,660 sq.ft/154.22 sq.m

MAINS SUPPLIES

Each area has the benefit of primary mains gas, electricity, water and drainage.

RENTAL INCOME

£24,000 pax

The ground floor retail element is occupied on the basis of a commercial lease agreement and the 2 residential apartments, assured shorthold tenancies.

Further information is available from the sole letting agents.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£300,000 (Three Hundred Thousand Pounds)** are invited for this valuable freehold interest, subject to the current basis of occupation, reflecting a yield in the region of **8%**.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any potential purchaser.

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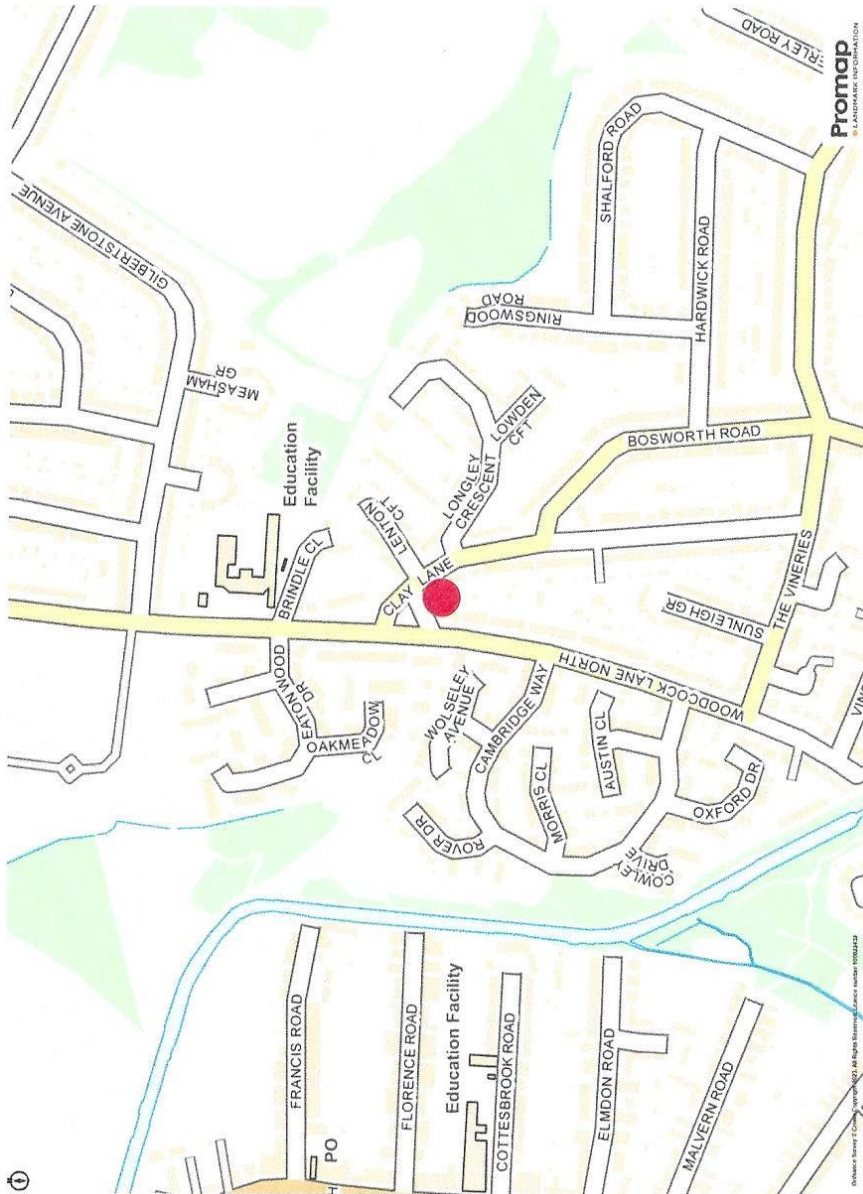
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NOTICE

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.