

1164 COVENTRY ROAD, YARDLEY, BIRMINGHAM, B25 8DA



FREEHOLD FOR SALE

GROUND FLOOR RETAIL
&
FIRST FLOOR RESIDENTIAL

- 2 bedded, self contained, first floor apartment – tenanted
- Well maintained, ground floor retail/showroom/professional services accommodation
- Glazed frontage, with the benefit of an external security shutter
- Direct frontage onto the main Coventry Road (considerable traffic flow)

Ground Floor Retail
766 sq.ft/71.16 sq.m

First Floor Residential
656 sq.ft/60.94 sq.m



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL

Tel: 0121 706 7766

www.smbsurveyors.com

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LOCATION

The subject premises enjoys direct 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 and 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, providing open plan retail/professional services accommodation at ground floor and at first floor a separate, self contained 2 bedded apartment.

Glazed frontage, with the benefit of an external security shutter.

Windows at first floor level are UPVC/double glazed. Gas fired central heating system.

The property has been well maintained and is in good condition.

ACCOMMODATION

Ground Floor

766 sq.ft/71.16 sq.m

First Floor Residential

656 sq.ft/60.94 sq.m

2 Bedrooms, 1 bathroom, 1 kitchen & 1 lounge.

Total accommodation – 1,422 sq.ft/132.1 sq.m

Viewing & Further Information;

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BASIS OF SALE

Vacant possession with regard to the ground floor.

The first floor is occupied on the basis of an assured shorthold tenancy agreement, at a current rental level of **£770 pcm**.

VAT

VAT is **not** applicable.

BUSINESS RATES

(April 2026)

Rateable value - **£8,200**

Rates payable circa, **£4,000**

Small Business Rates Relief may apply.

MAINS SUPPLIES

The ground floor has the benefit of primary metred mains electricity, water and drainage. Gas is connected – meter to be installed.

The first floor residential has the benefit of primary metered mains gas, electricity, water and drainage.

CONSIDERATION

Offers in excess of **£325,000 (Three Hundred and Twenty Five Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.



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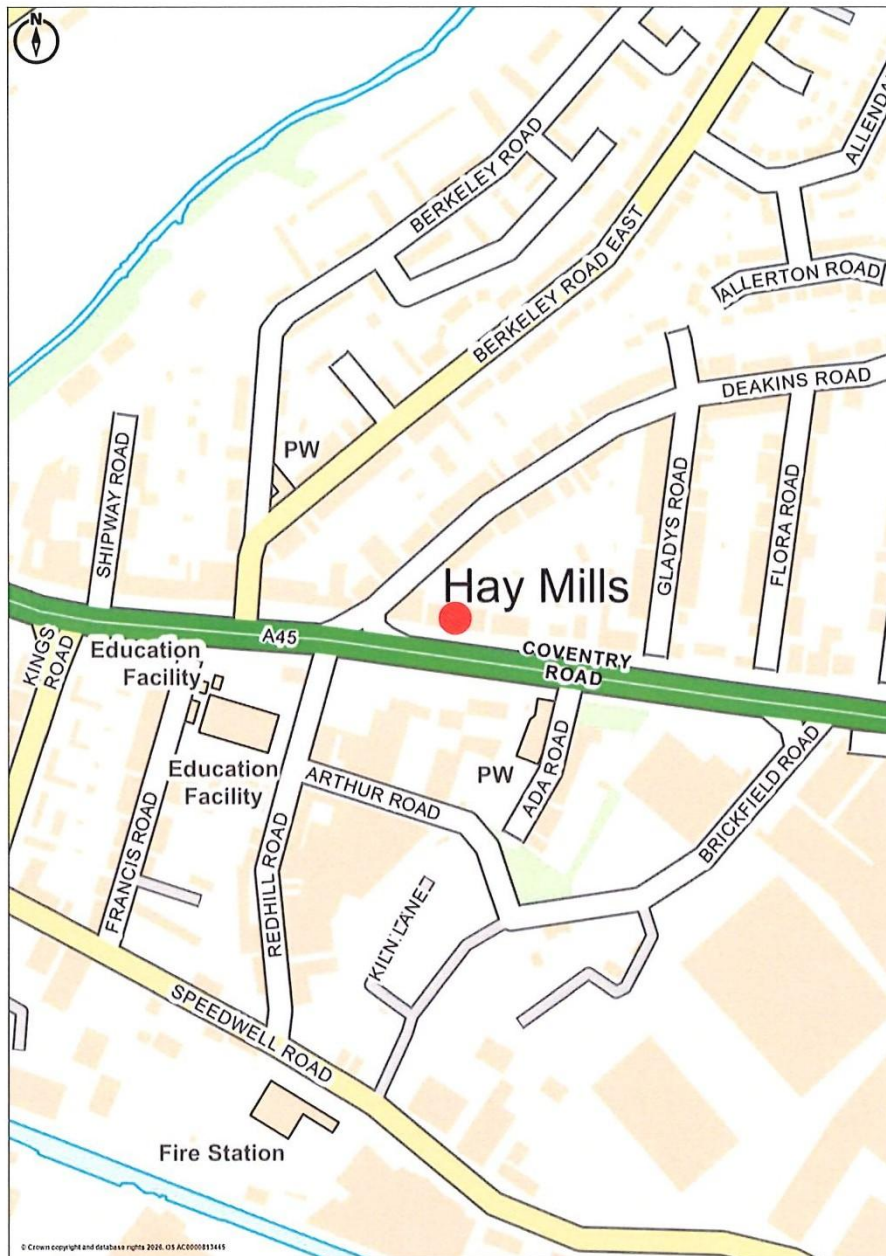
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NOTICE

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.