

490 COVENTRY ROAD, SMALL HEATH, BIRMINGHAM,  
B10 0UG (B10 0JS)



## FREEHOLD FOR SALE/INVESTMENT OPPORTUNITY

1,226 sq.ft/113.9 sq.m

GROUND FLOOR RETAIL/FIRST  
FLOOR COMMUNITY MEETING  
ROOMS

- Income producing/fully occupied.
- Prime location – fronting Coventry Road – within close proximity to the intersection with Muntz Street.
- Considerable traffic flow/excellent footfall.



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## LOCATION

In terms of serving the local community, the subject premises occupies a prime location, enjoying direct frontage onto Coventry Road (main arterial route – considerable traffic flow), nearing the intersection with Muntz Street.

Excellent footfall.

Surrounding areas are densely populated residential, including Small Heath Park, Small Heath Library and Small Heath Leadership Academy.

Birmingham City Centre is located approximately 1.75 miles due west.

## DESCRIPTION

The subject premises comprise a mid terraced, 2 storey structure, providing retail at ground floor and separate, self contained meeting/community rooms at first floor (side entrance).

The retail accommodation is of a high standard – suspended ceilings/recessed lighting/full height glazed display window, with the benefit of an external security shutter.

## ACCOMMODATION

### Ground Floor

590 sq.ft/54.82 sq.m

### First Floor

636 sq.ft/59.08 sq.m

**Total Accommodation - 1,226 sq.ft/113.9 sq.m**

## BASIS OF OCCUPATION

The entire property is occupied on the basis of a commercial lease, expiring October 2026.

Current rental level **£16,200** pax.

**It is important to note, the lease agreement is contracted outside of the Act and therefore, at the end of term, there is not an automatic right of renewal.**

Further information is available from the sole selling agents.

## VAT

VAT is not applicable.

## MAINS SUPPLIES

All mains supplies are connected, on a primary metered basis, including 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.

## 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.

### **For More Information Contact:**

Robert Taylor BSc MRICS/Oliver Beard

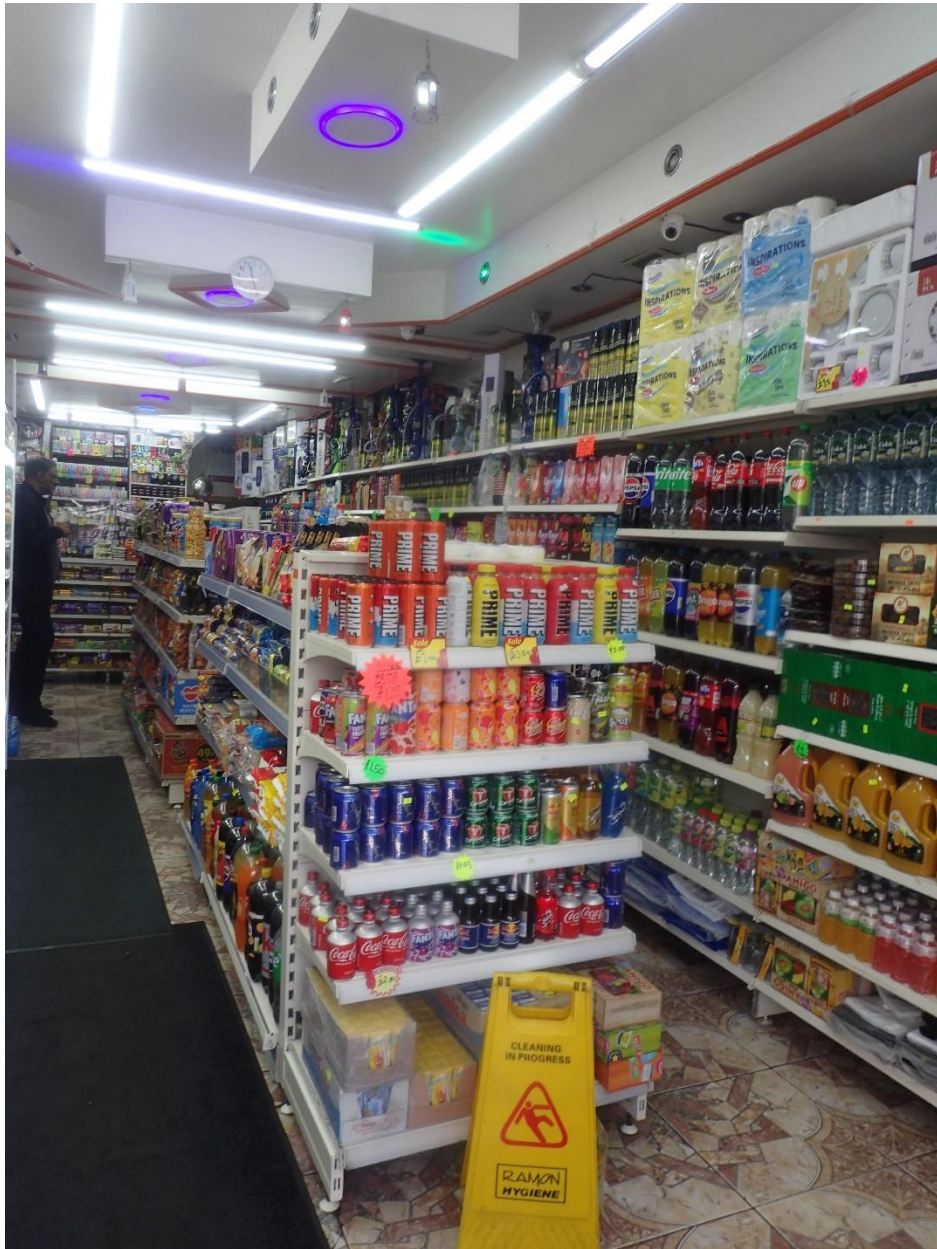
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**SMB**  
Stephens McBride

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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.