For Sale

GJS Dillon
The Commercial Property Consultants



143 - 147 Golden Cross Lane, Catshill, B61 0JZ

Freehold Investment Property

- 2,860 sq ft (265.68 sq m)
- Fully let parade of 2 residential and 3 commercial units with strong local demand
- Secure income from retail and residential tenants
- Prime visibility on a well-trafficked local parade
- Potential for future growth

Viewing and further information: call us on **01527 872525**
www.GJSDillon.co.uk

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Location

The properties are prominently situated on Golden Cross Lane, Catshill, within a well-established local parade serving the surrounding residential community. The parade benefits from strong visibility and steady pedestrian and vehicular traffic. The area is predominantly residential, with a mix of local independent retailers and service providers nearby. Road access is excellent, with the A38 providing direct links to Bromsgrove town centre and the M5 motorway (Junction 4), making the location highly accessible.

Description

The property comprises three ground floor retail units with two self-contained flats above, all fully let, providing a secure and income-producing mixed-use investment.
The retail units offer traditional lock-up shop accommodation with glazed frontages and practical rear storage, complemented by modern facilities for staff and customers. The flats above are separately accessed, well-presented two-bedroom units, fully let to residential tenants. Together, the units and flats offer a balanced, diversified income stream with established occupiers.

Tenure

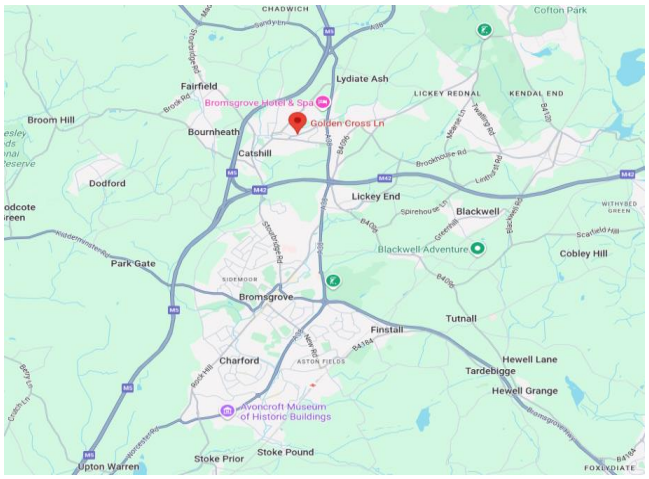
The property is available freehold

Tenancy Schedule

Available on request

Energy Performance Certificates (EPC)

Flat 1 – 143 Golden Cross Lane, Catshill - E
Energy performance certificate (EPC) – Find an energy certificate – GOV.UK
Flat 2 – 143 Golden Cross Lane, Catshill – E
Energy performance certificate (EPC) – Find an energy certificate – GOV.UK
Retail / Commercial – 145 Golden Cross Lane, Catshill D (84)
Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



Guide Price £400,000

VAT

There is no VAT payable on the purchase price.

Rating Assessments – Commercial Units

143 Golden Cross Lane - £6,700
Summary valuation - Valuation Office Agency - GOV.UK
145 Golden Cross Lane - £6,000
Summary valuation - Valuation Office Agency - GOV.UK
147 Golden Cross Lane - £9,700
Summary valuation - Valuation Office Agency - GOV.UK

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left insitu and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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