

127 New Road, Rubery, Birmingham, B45 9JR



FOR SALE

Retail Premises with One Bedroom Apartment

Net Internal Area: 900 ft² (83.61 m²)

Location

The premises are located within the established Rubery shopping centre, front onto New Road and lie opposite the junction with St Chads Road.

Rubery is a busy shopping centre where many local and national operators are represented including Greggs, Savers, Co-op and Dominos.

Rubery is a popular suburb that lies 6 miles south of Birmingham city centre and 2 miles north of M5 J4.

Description

The property comprises a vacant retail unit along with a self-contained one-bedroom apartment.

Access to the flat is separate to the ground floor retail unit.

The property also benefits from forecourt car parking and a large garden area to the rear.

Accommodation

GROUND FL RETAIL UNIT

Internal Width - 3.35m (11 ft)
Shop Depth - 11.69m (38ft 4 in)
Retail Area - 39.16 sq m (421 sq ft)
Rear Store 1 - 32.53 sq m (350 sq ft)
Office - Not Inspected
Store 2 - Not Inspected
Store 3 - Not Inspected

1ST & 2ND FL APARTMENT

Living Room
Kitchen/Diner
Bathroom
Bedroom

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

Services

We understand that all mains services are connected to the premises, however no inspections of such have been made.

Terms

The freehold interest is available for offers in excess of £180,000.

VAT

The property has not been elected for VAT purposes

Legal Costs

Each party is to be responsible for their own legal costs incurred throughout the transaction.

References

The successful applicant will have to provide proof of funding before solicitors are instructed.

Business Rates

Rateable Value: £6,100

This may qualify for Small Business Rates Relief subject to tenant qualification.

We advise all parties to make any enquiries with Birmingham City Council

Energy Performance Certificate (EPC)

An EPC rating is available on request from the agent.

Viewings

Viewings are strictly via Siddall Jones on 0121 638 0500

