

MIXED USE, RETAIL | TO LET / FOR SALE

[VIEW ONLINE](#)



18 WATFORD ROAD, COTTERIDGE, BIRMINGHAM, B30 3DJ

824 TO 1,334 SQ FT (76.55 TO 123.93 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

**FOR SALE / TO LET - Ground Floor Retail Unit
with Separate First Floor Flat (Excluded From
Letting)**

- Retail 824 ft2 Quoting Rental £12,500 per annum
 - Freehold Includes One bedroom First Floor Apartment Which is Offered with Vacant Possession
 - Freehold Available at Offers in the Region of £225,000
 - Excellent Trading Location
 - Nearby National Occupiers
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DESCRIPTION

The property comprises a mid-terraced mixed-use building of traditional masonry construction, surmounted by a pitched tiled roof, with a flat-roofed extension to the rear.

The ground floor provides a self-contained retail unit extending to approximately 824 ft². The accommodation benefits from a glazed retail frontage with inset pedestrian entrance and is predominantly open plan, finished with tiled flooring, strip lighting and ceiling-mounted track lighting. Ancillary accommodation, including kitchen and WC facilities, is situated to the rear.

Externally, the property benefits from access to a rear yard, shared with the first-floor occupier, together with a storage container which may provide useful additional stock or general storage space.

The first floor comprises a self-contained one-bedroom residential flat, accessed from the rear service road via the communal car park. The accommodation includes an entrance hallway, kitchen, bathroom, lounge and bedroom, together with the benefit of a private roof terrace.



LOCATION

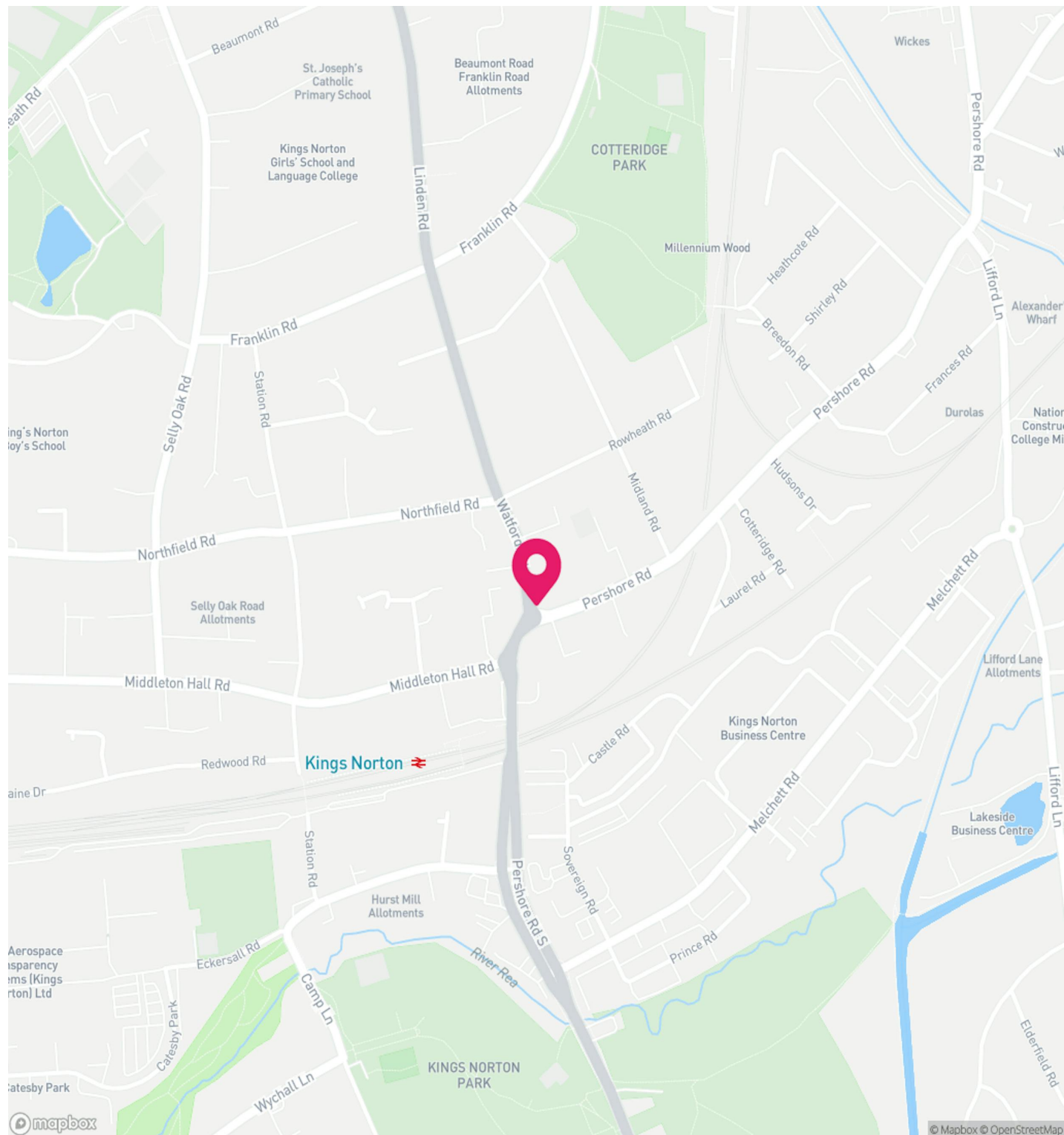
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18 Watford Road is prominently situated within the established suburban centre of Cotteridge, approximately 5 miles south-west of Birmingham City Centre.

The property occupies a convenient position close to the junction with Pershore Road (A441), one of the principal arterial routes connecting the southern suburbs with Birmingham City Centre. Cotteridge benefits from a strong mix of national and independent retailers, together with a range of cafés, restaurants and local amenities.

The surrounding area is predominantly residential, providing a substantial local catchment, with nearby suburbs including Bournville, Kings Norton, Stirchley and Selly Oak.

Public transport connections are readily available, with regular bus services operating along Pershore Road and Kings Norton railway station located within close proximity, providing direct services to Birmingham New Street and the wider rail network.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	824	76.55	Available
1st - Residential	510	47.38	Available
Total	1,334	123.93	

RATEABLE VALUE

The ground floor retail unit benefits from small business rates exemption, subject to tenant qualification.

SERVICES

We understand that all mains services are available on or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£12,500 per annum

PRICE

Offers in the region of £225,000

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (57)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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