

MIXED USE | FOR SALE

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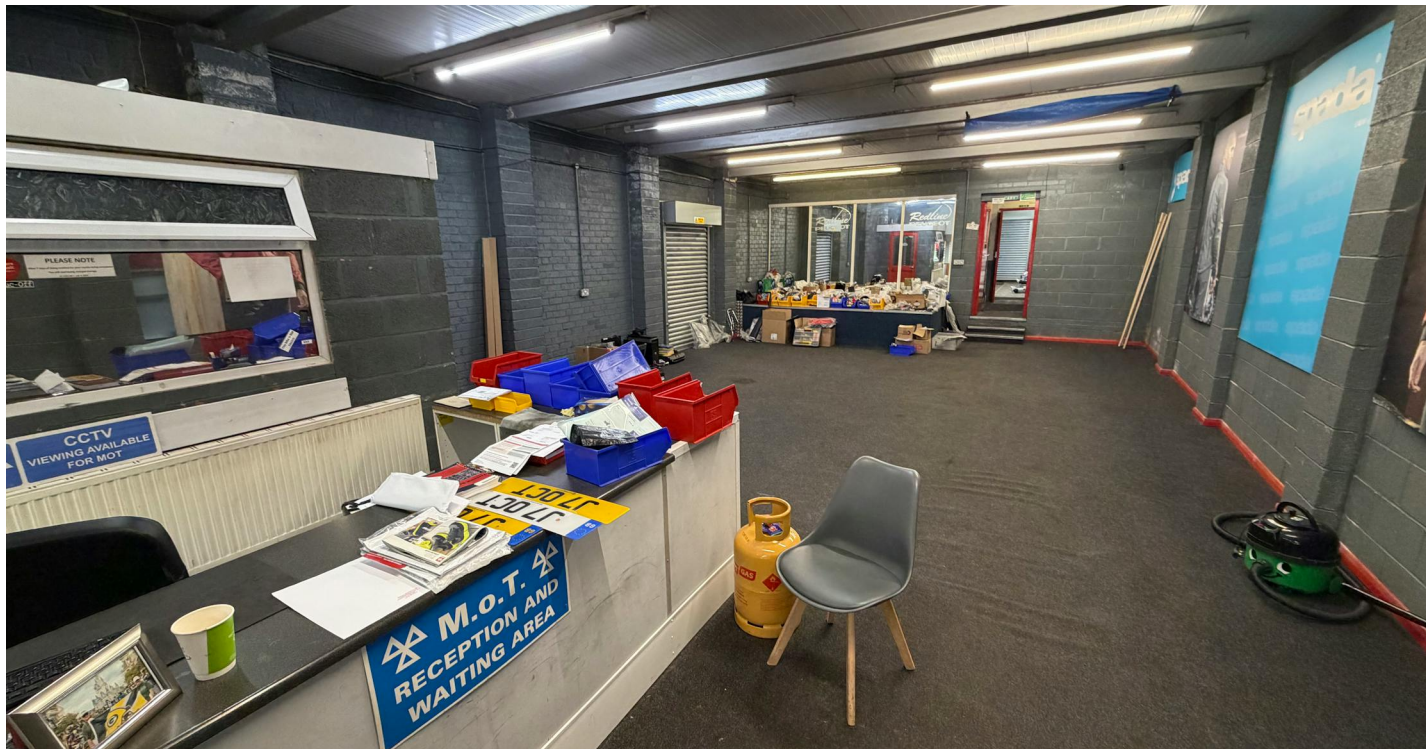
1179 BRISTOL ROAD SOUTH, NORTHFIELD, BIRMINGHAM, B21 2SL

3,417 SQ FT (317.45 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Former Motorcycle Store and MOT Workshop,
with a Self-Contained Two Bedroom Flat to the
First Floor

- GIA 3,417 ft²
- Quoting Price: Offers in the Region of £330,000
- Large Open Plan Retail Store with Rear Workshop
- Well-Presented First Floor Two-Bedroom Residential Flat
- Rear Service Road Access
- Former Motorcycle MOT Bay

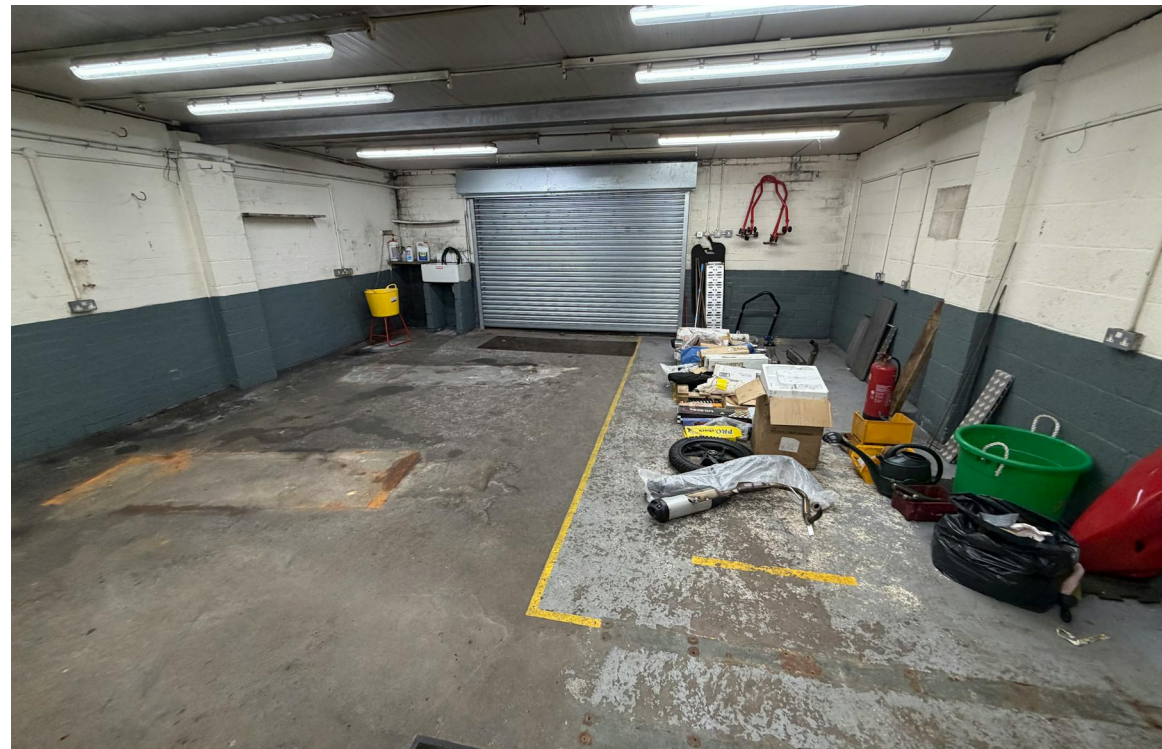
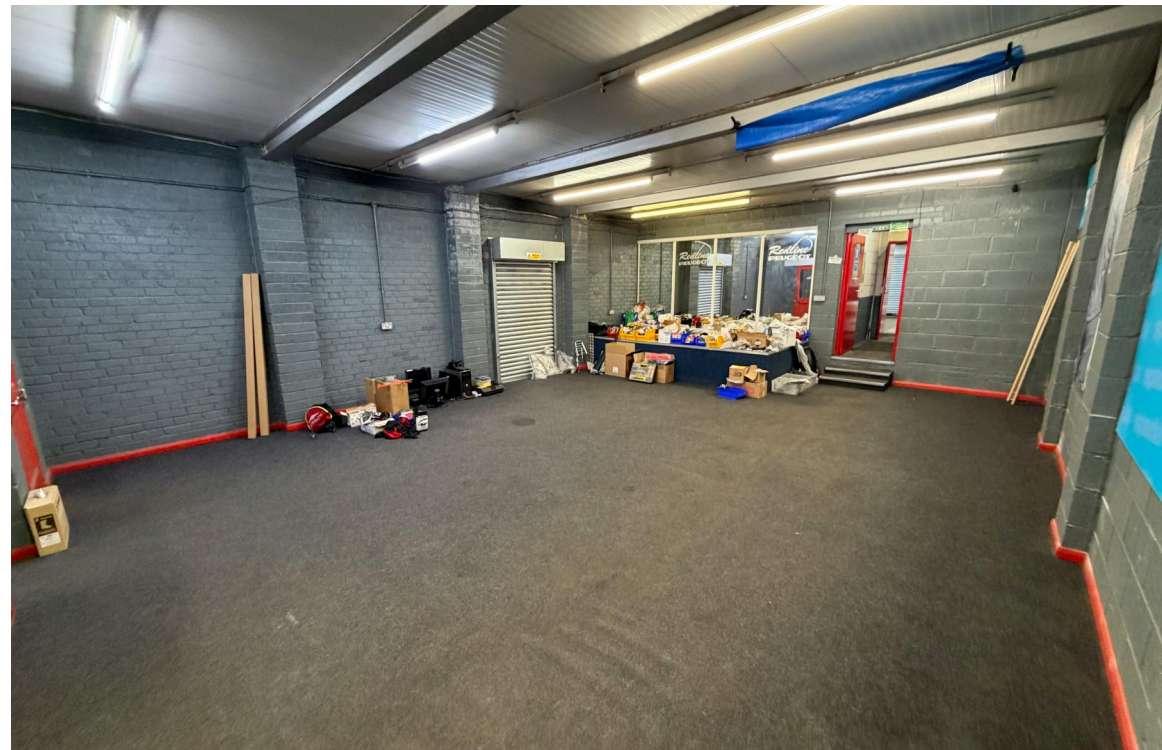


DESCRIPTION

The property comprises a mixed-use mid-terraced property of traditional masonry construction with pitched tiled roof over with a large ground floor extension to the rear. The building has been formerly used as a motorbike retail store and MOT station.

The ground floor demise benefits from glazed façade with inset pedestrian access door which opens into an open span retail store with cellular storage space. The floorplate has been opened up to create additional retail / storage space to the rear which is accessed via a small flight of steps. This in turn opens into a rear garage area which provides WC and kitchen facilities with roller shutter door to which provides access to a rear service road.

To the first floor there is a well presented two-bedroom residential unit benefitting from kitchen / dining area, lounge, two bedrooms and large family bathroom.



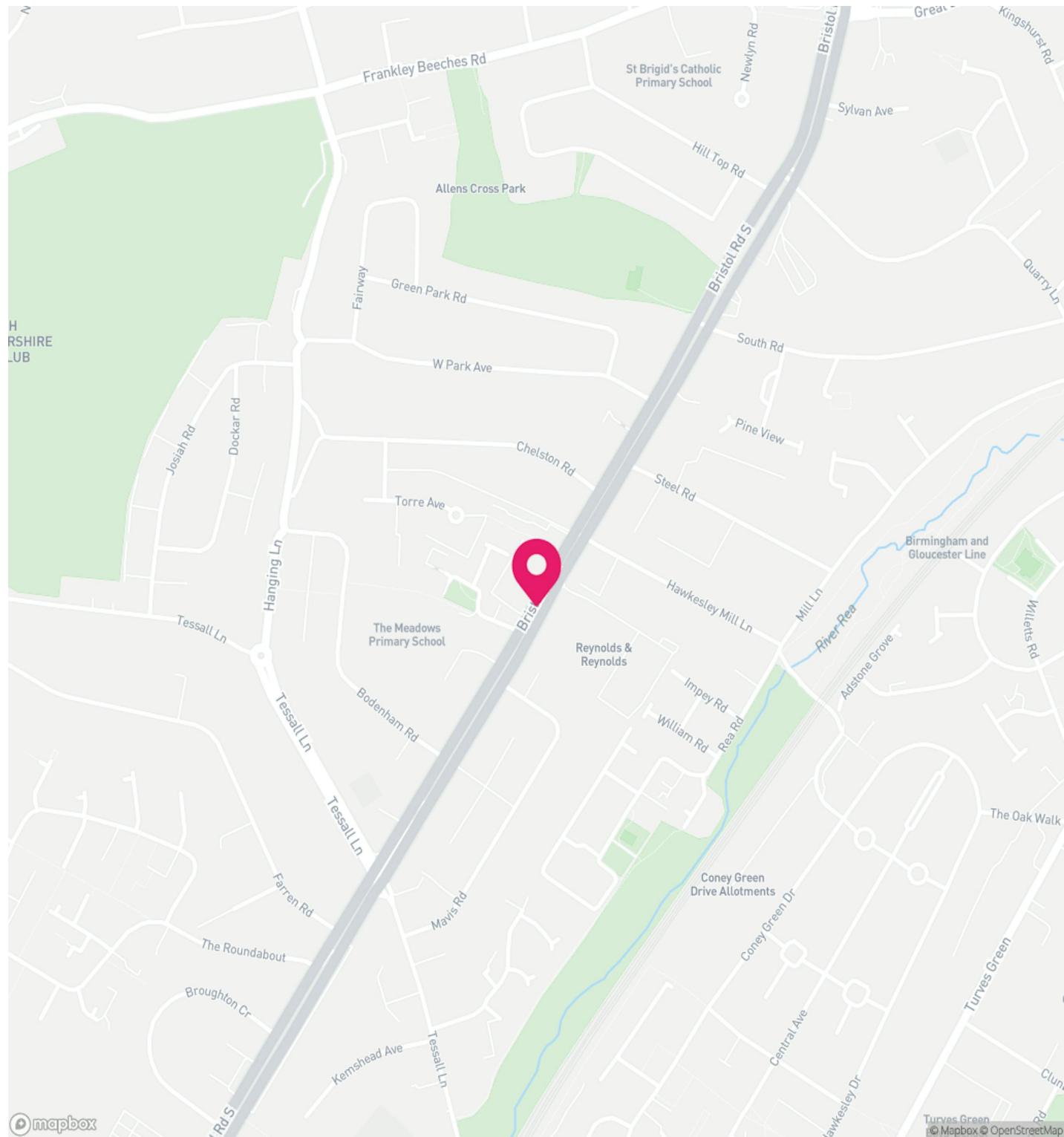
LOCATION

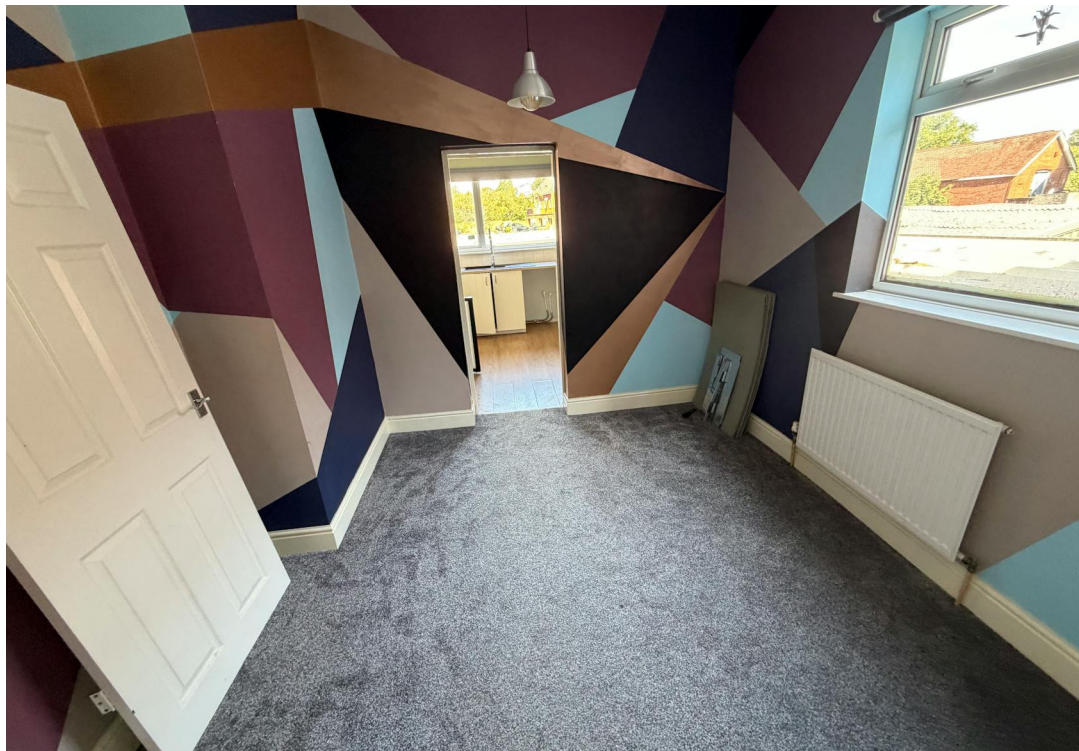
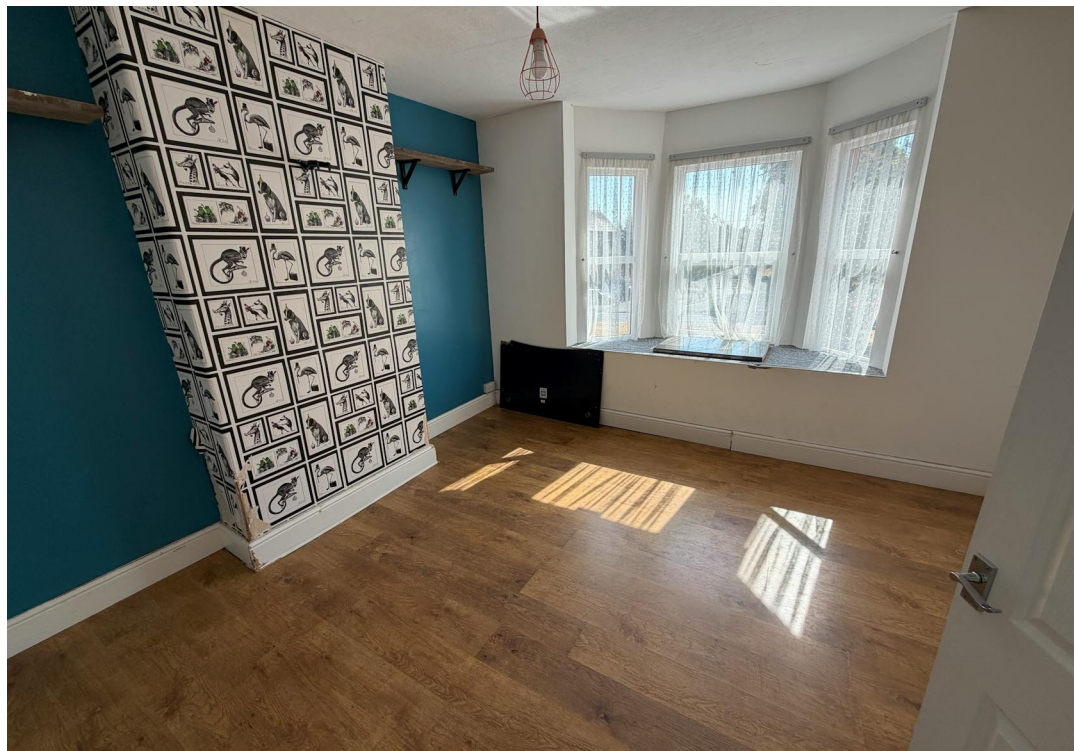


The property is situated in a prominent position along Bristol Road South (A38), one of the main arterial routes serving South Birmingham and providing direct access to Birmingham City Centre approximately 6 miles to the north.

The location benefits from excellent connectivity, with the A38 providing direct links to Junction 4 of the M5 motorway to the west and Junction 2 of the M42 motorway to the south, facilitating access to the wider Midlands motorway network.

Public transport provision is strong, with frequent bus services operating along Bristol Road South and nearby Longbridge railway station providing regular services to Birmingham New Street and the wider rail network.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	1,844	171.31	Available
Ground - Workshop	750	69.68	Available
1st - Two Bedroom Flat	823	76.46	Available
Total	3,417	317.45	

RATEABLE VALUE

RV 2026 - £7,000

SERVICES

We understand that the premises has the benefit of all mains services.

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

PRICE

Offers in the region of £330,000

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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