

MIXED USE | FOR SALE

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464 COLLEGE ROAD, KINGSTANDING, BIRMINGHAM, B44 0HL

1,895 SQ FT (176.05 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Mixed Use Freehold Premises with Forecourt Car Parking Currently Generating £11,400 per annum

- Estimated Rental Value £24,000 per annum
- Ground Floor Retail Currently Generating £11,400 per annum
- Self-Contained Residential Flat Across 1st and 2nd Floor
- Ground Floor Lock-Up Retail Unit
- Forecourt Car Parking
- Double Glazed Windows
- Gas Central Heating



DESCRIPTION

Situated prominently fronting College Road in the established Kingstanding area of Birmingham, this mixed-use commercial property presents an excellent investment opportunity comprising both retail and residential accommodation.

The ground floor consists of a retail unit currently let to a caterer, providing open-plan retail space and kitchen facilities to the front of the property. To the rear, accessed separately, is an office area together with WC facilities, offering additional operational or storage accommodation.

The upper parts comprise a spacious self-contained residential flat arranged over the first and second floors. The accommodation provides four rooms, a kitchen, and bathroom facilities.

Externally, the property benefits from shared forecourt parking to the front across the parade, providing parking spaces for customers and occupiers.

The property occupies a prominent roadside position within a well-established retail parade and offers a strong mixed-use investment opportunity with income-producing commercial accommodation and substantial residential upper parts.

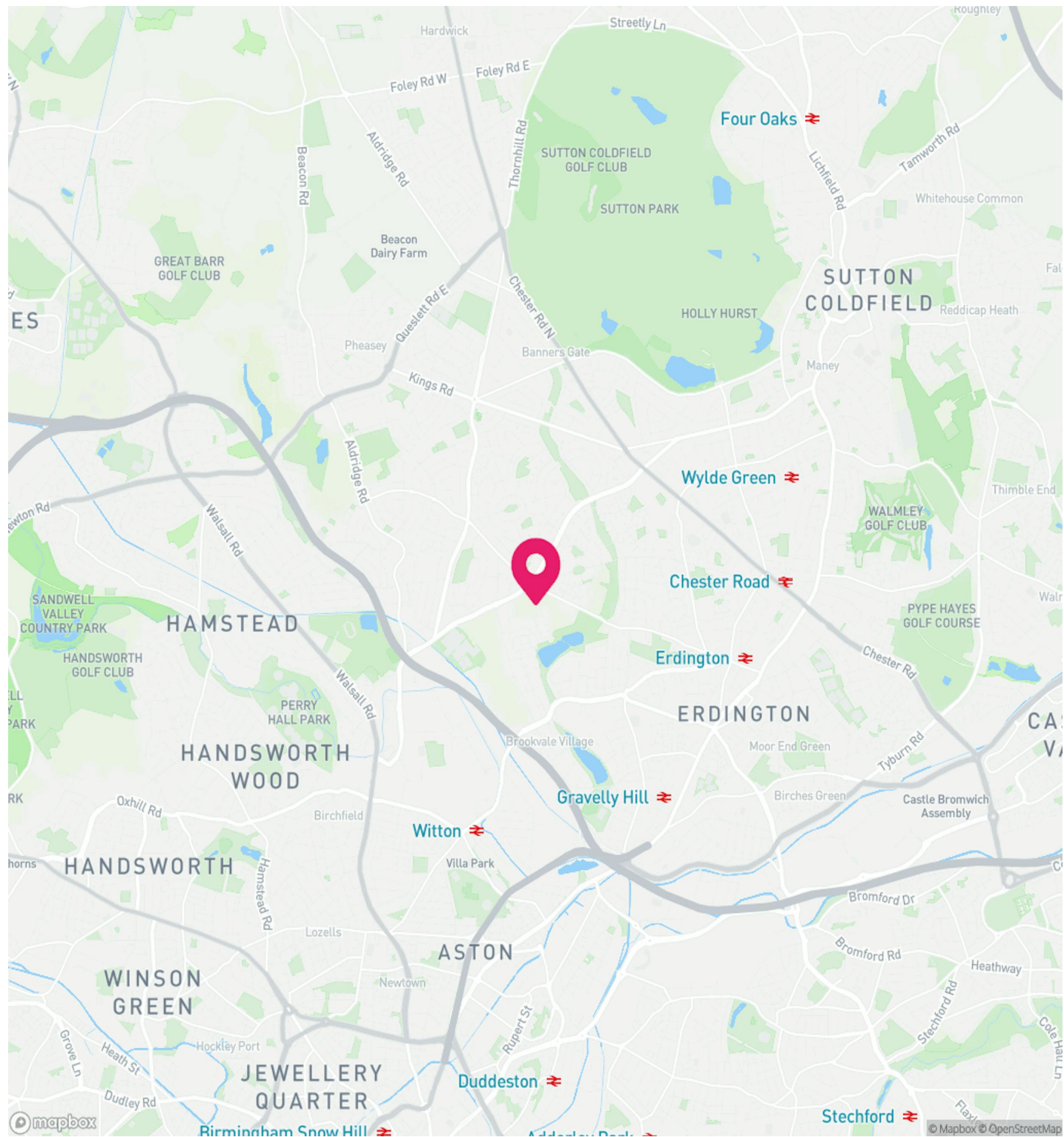


LOCATION

The property occupies a prominent position on College Road (A453) in the established suburban area of Kingstanding, approximately 5 miles north of Birmingham City Centre and 4 miles south-west of Sutton Coldfield. The location benefits from strong roadside prominence and excellent connectivity to surrounding commercial and residential districts.

College Road forms one of the principal arterial routes through north Birmingham, providing direct access to the A452 Chester Road, the A34 Walsall Road and Junction 7 of the M6 motorway, all within a short driving distance. The property is therefore well positioned for access to Birmingham City Centre, the wider Midlands motorway network and regional business destinations.

Public transport provision is excellent, with numerous bus services operating along College Road providing regular connections to Birmingham City Centre, Perry Barr, Erdington, Sutton Coldfield and surrounding suburbs. Nearby railway stations include Erdington, Perry Barr, Gravelly Hill and Sutton Coldfield, all situated within approximately 2 to 4 miles of the property, offering direct rail services into Birmingham New Street and the wider regional rail network.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	1,120	104.05	Occupied
1st - Residential	775.48	72.04	Available
Total	1,895.48	176.09	

SERVICES

We understand the premises benefits from mains electric, gas, water and drainage connections.

The various parts of the building benefit from separate gas and electric meters.

The agent has not tested the suitability the suitability of the connections and recommends interested parties to make their own investigations.

RATEABLE VALUE

£10,250. We understand the premises to be eligible for small business rates exemption, subject to tenants qualification

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £300,000

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



Scott Rawlings

0121 638 0500

scott@siddalljones.com

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