

MIXED USE, RETAIL | FOR SALE

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1748 PERSHORE ROAD, COTTERIDGE, BIRMINGHAM, B30 3BH

1,154 SQ FT (107.21 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Fully Fitted Takeaway Premises with First Floor Residential Accommodation

- Offers in Region of £250,000 to include Goodwill of Business
- Ground Floor Takeaway Premises with Ancillary Stores to the Rear
- First Floor Two-Bedroom Residential Unit
- Busy Arterial Route
- Popular Suburb of Birmingham



DESCRIPTION

The property comprises a mid-terraced building of traditional masonry construction surmounted by a pitched tiled roof, together with a single-storey flat roof extension to the rear. The accommodation is arranged to provide a mixed-use premises with a ground floor takeaway unit and a two-bedroom residential apartment above.

The ground floor takeaway provides a customer servery and waiting area, kitchen, rear ancillary storage, WCs, and access to a rear paved yard. Within the yard is a wooden outhouse providing additional storage.

The first and loft floors are arranged as a two-bedroom apartment, accessed internally from the ground floor entrance. The accommodation comprises a lounge, kitchen, bathroom and two bedrooms. The apartment is presented in good decorative order and benefits from a gas-fired central heating and hot water system.



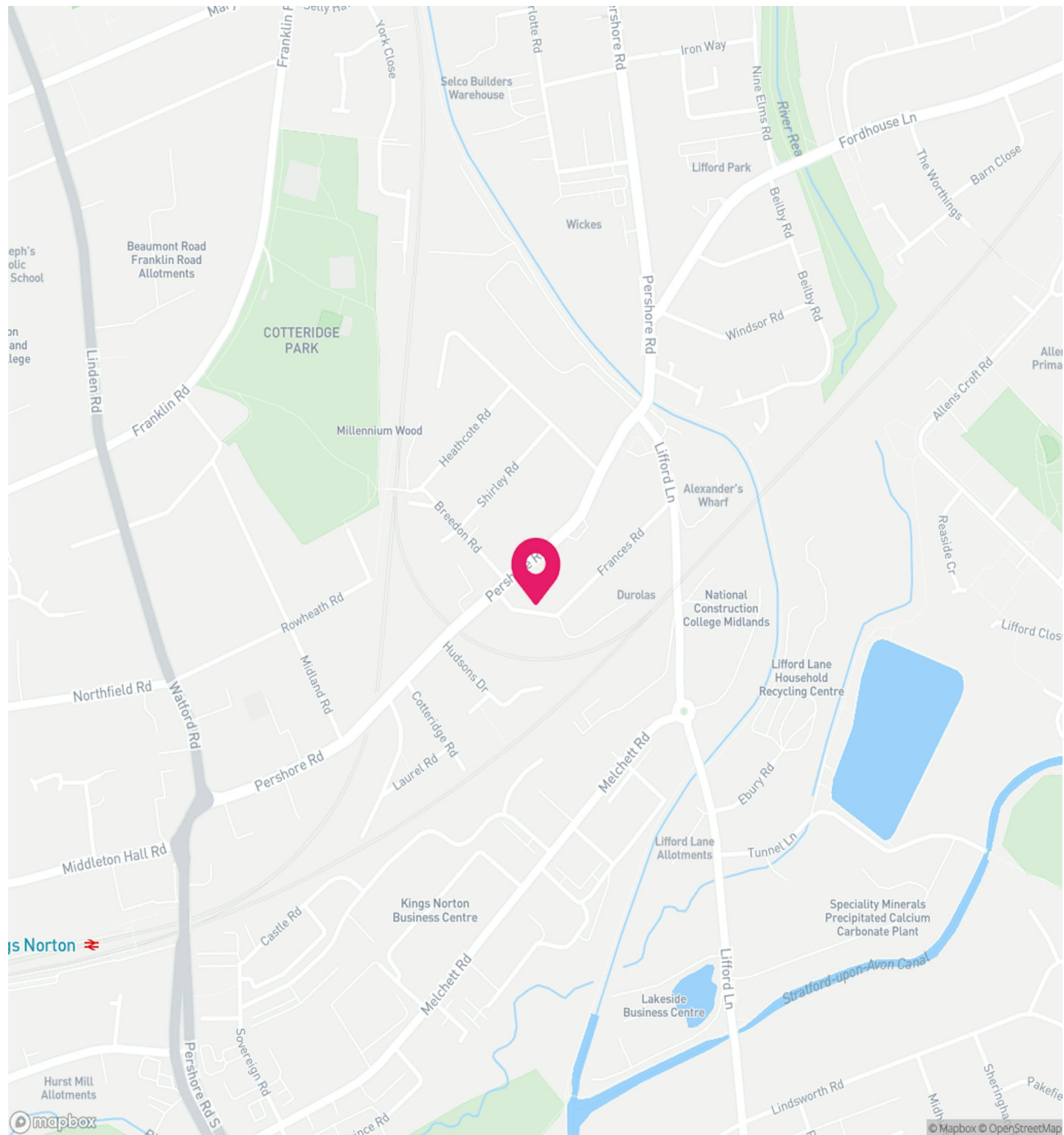
LOCATION

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The property is prominently situated on Pershore Road and lies between Cotteridge and Stirchley.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

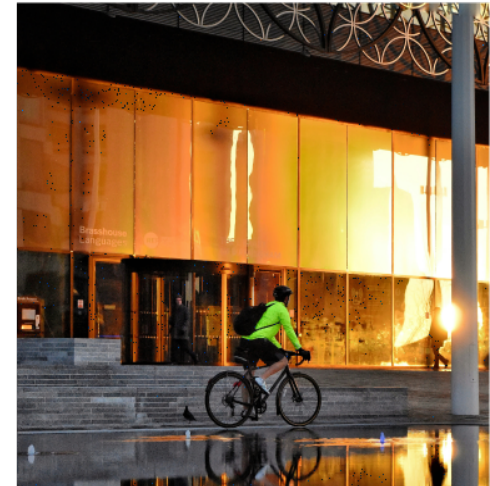
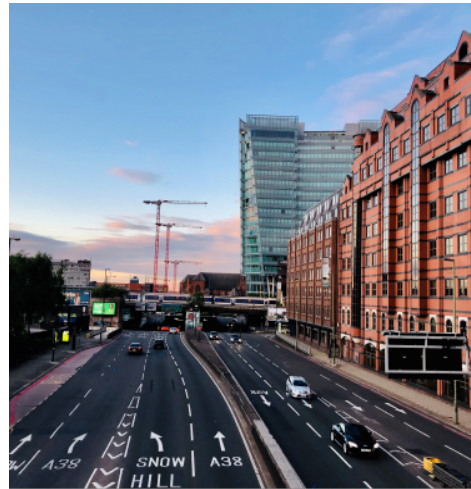
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





AVAILABILITY

Name	sq ft	sq m	Availability
Lower Ground - Takeaway Premises	637	59.18	Available
1st - Two Bedroom Apartment	517	48.03	Available
Total	1,154	107.21	

SERVICES

We understand that the building benefits from all mains services.

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

RATEABLE VALUE

£5,100. The premises benefits from small business rates exemption

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £250,000

POSSIBLE USE CLASSES

Class A5 - Hot Food Takeaways

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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