

MIXED USE | FOR SALE

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1175 BRISTOL ROAD SOUTH, BIRMINGHAM, B31 2SL

2,606 SQ FT (242.11 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Mixed-use Investment Property Comprising of
Retail Shop, 2 x Bedroom Flat and Rear
Warehousing

- 2,606 ft²
- Busy Local Parade on a Main Arterial Route
- Offers over £265,000
- Estimated Rental Value £23,400 Per annum
- Ground Floor Retail let at £8,400 Per Annum
- Rear Warehousing let at £6,000 Per Annum
- First Floor Flat Unoccupied with an Estimated Rental of £9,000 Per Annum



DESCRIPTION

The property comprises a mixed-use premises of traditional masonry construction, surmounted by a pitched tiled roof.

The ground floor is occupied by a hairdressing salon and provides predominantly open plan retail accommodation, together with ancillary kitchen and WC facilities. The unit benefits from a glazed shop frontage, pedestrian access door and external roller shutter security.

A separate pedestrian entrance to the front elevation provides independent access to the first floor residential accommodation. The flat is arranged to provide a lounge, two bedrooms, kitchen and shower room.

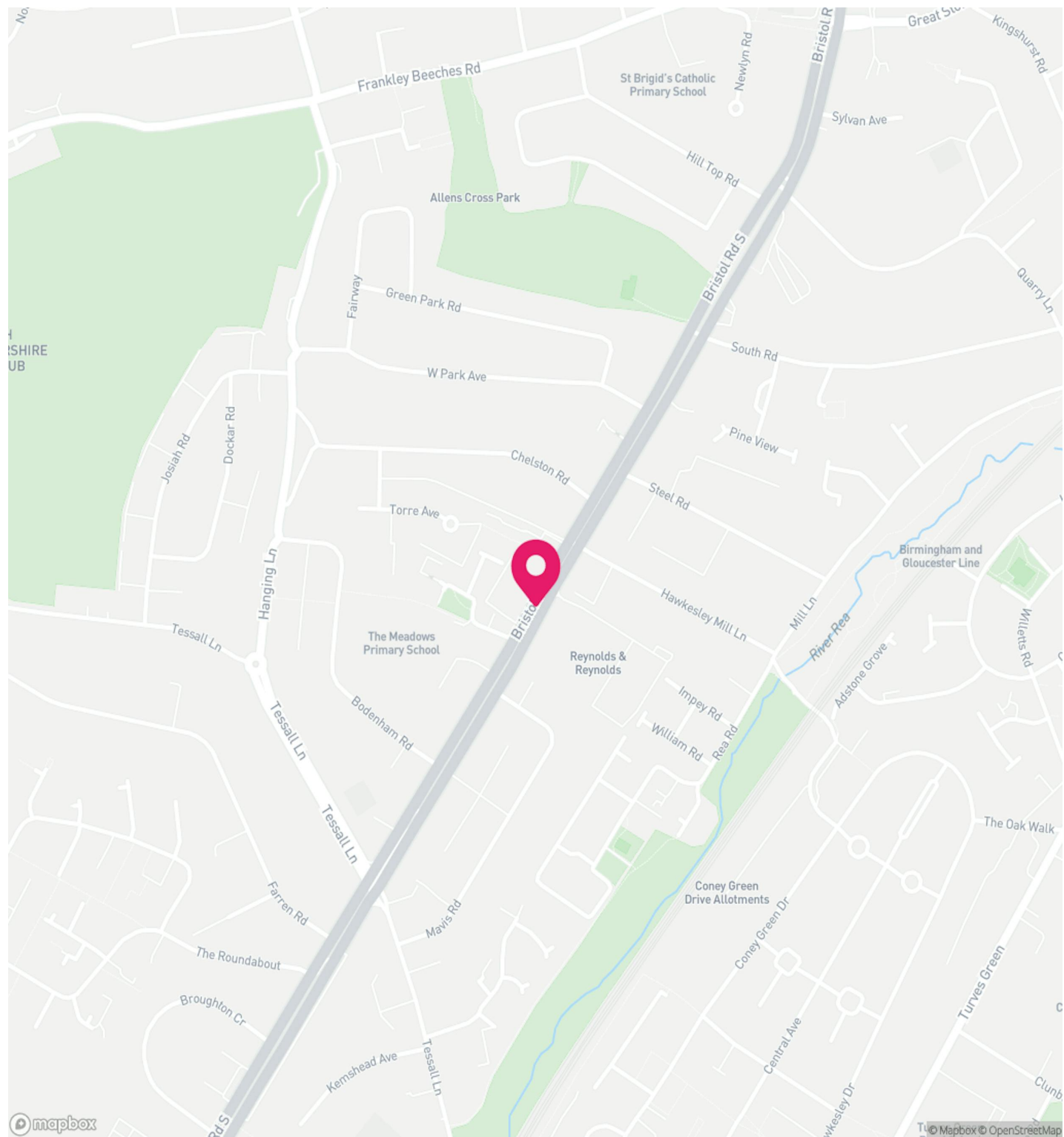
To the rear of the property is a detached warehouse of steel portal frame construction, with concrete elevations beneath a pitched sheeted roof. The accommodation is largely open plan and benefits from concrete flooring and roller shutter access, suitable for a range of storage or light industrial uses.

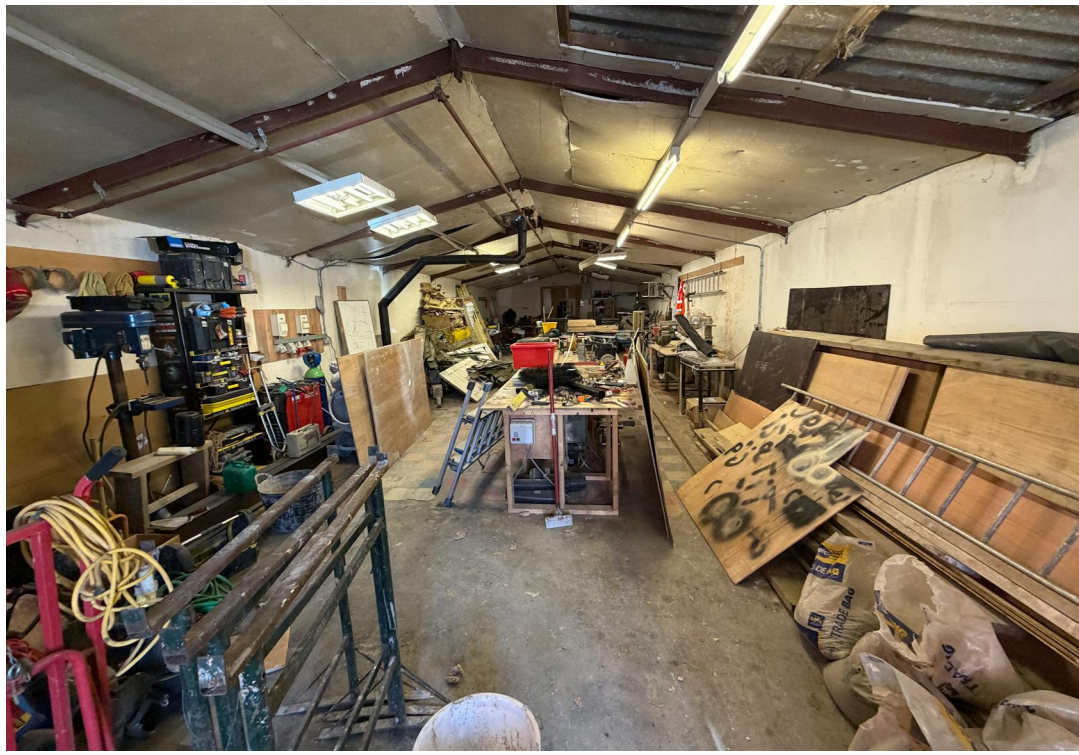


LOCATION

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	742	68.93	Available
Ground - Rear Storage	1,256	116.69	Available
1st - Residential	608	56.49	Available
Total	2,606	242.11	

BUSINESS RATES

Ground Floor 1175 Bristol Road South RV £9,700

R/O 1175 Bristol Road South RV £7,600

Both units qualify for small business rates relief and are the responsibility of the current occupiers.

SERVICES

We understand that the premises benefits from all mains services.

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

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 excess of £265,000

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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