

MIXED USE | FOR SALE

[VIEW ONLINE](#)



10 SOLIHULL LANE, HALL GREEN, BIRMINGHAM, B28 9LU

1,751 SQ FT (162.67 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Mixed-use building located prominently on Robin Hood Island. Approved planning permission for two first floor flats.

- Offers in Region of £365,000
- Fantastic Trading Location
- Two Forecourt Spaces
- Side Access and Additional Visitor Parking
- Currently configured as a ground floor retail unit with a large three bedroom flat above



DESCRIPTION

The property comprises an end-terraced mixed-use building of traditional masonry construction with a pitched tiled roof over, providing accommodation across ground, first and loft levels. The ground floor retail unit benefits from an attractive aluminium glazed façade with pedestrian access doors and offers predominantly open-plan accommodation, partitioned to create a small self-contained office and a larger rear office/showroom area incorporating WC and kitchenette facilities.

The upper floors are arranged as residential accommodation, accessed independently via a side access road. The layout includes a ground floor kitchen with internal staircase leading to the first floor, which provides a lounge, bathroom, WC and two bedrooms, with an additional bedroom situated at loft level.

Planning permission has been granted for conversion of the upper floors to form one one-bedroom apartment and one one-bedroom duplex apartment. Externally, the property benefits from forecourt parking for two vehicles, with additional visitor parking available within the allocated bays fronting the retail parade.



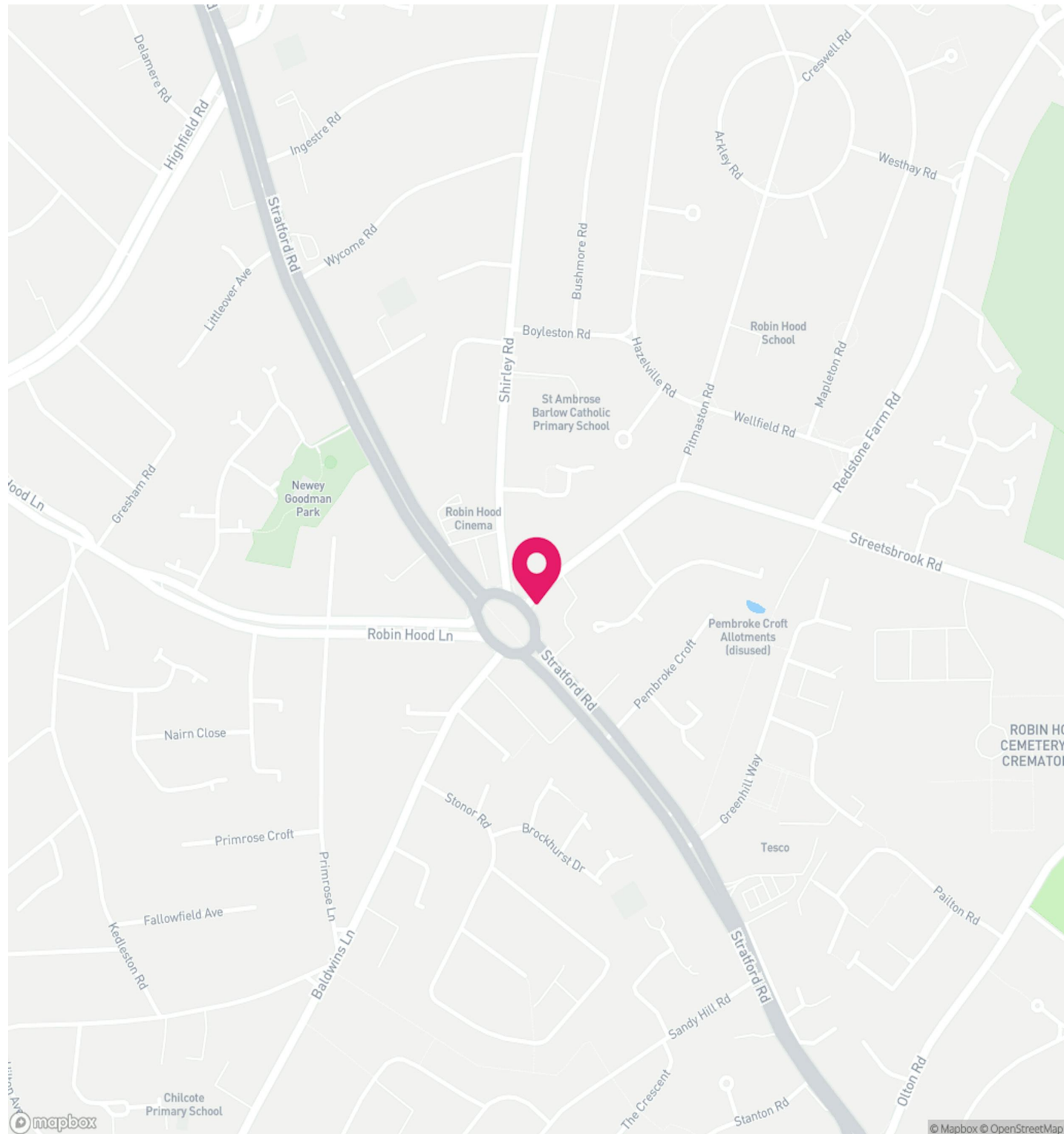
LOCATION

/// [///ARENA.HOST.CALM](https://arena.host.calm)

The property is prominently situated on Solihull Lane, within close proximity to the junction with Stratford Road (A34) and Robin Hood Island, in a well-established mixed commercial and residential area. The location benefits from excellent visibility and accessibility, with nearby occupiers including a range of national and independent retailers, service providers and food and beverage occupiers.

Birmingham city centre is located approximately 6 miles to the north and can be easily reached via Stratford Road (A34), while Solihull town centre lies around 3.5 miles to the south-east and is accessible via Streetsbrook Road (B4025). The property also benefits from convenient access to the wider motorway network, with Junctions 4 and 5 of the M42 motorway situated approximately 4.5 and 4 miles away respectively.

Public transport links are strong, with regular bus services operating along Stratford Road providing direct connections to Birmingham, Solihull and the surrounding suburbs.



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.

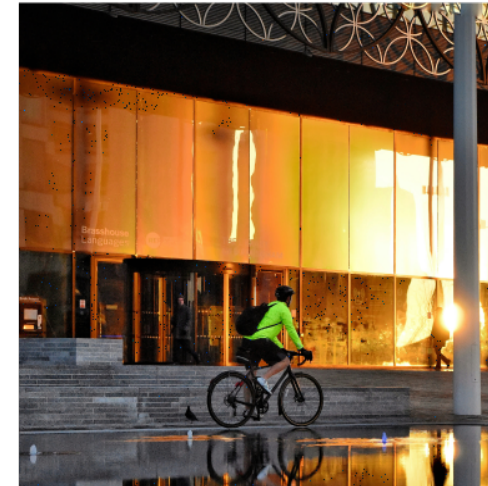
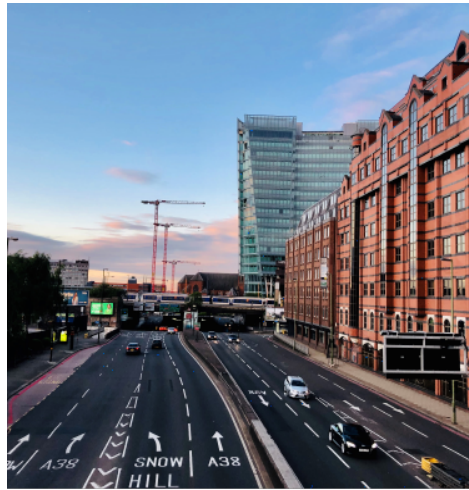
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

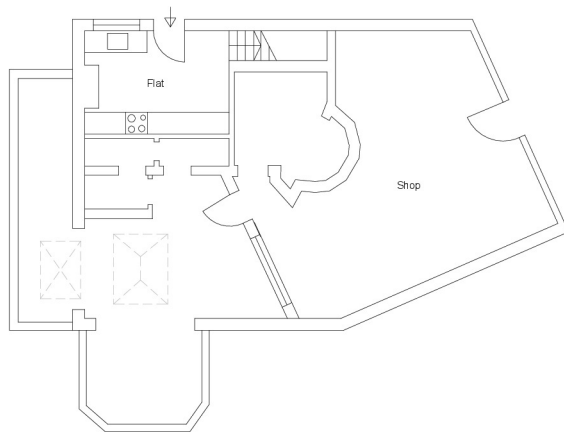
Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

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

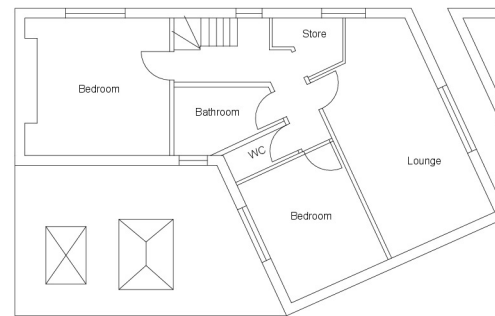




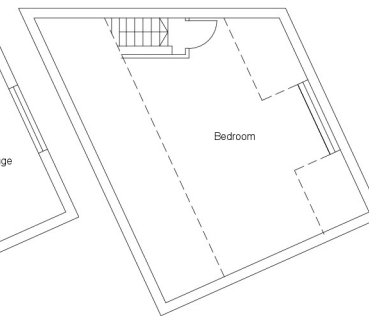
FLOOR PLANS



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



Loft Floor Plan
Scale 1:100

AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	817	75.90	Available
1st - Apartment	934	86.77	Available
Total	1,751	162.67	

SERVICES

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

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

RATEABLE VALUE

£7,800. The commercial unit benefits from small business rates relief - subject to occupier qualification

VAT

Not applicable

LEGAL FEES

Ingoing tenant is liable for both parties legal costs

PRICE

Offers in the region of £365,000

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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