

MIXED USE | TO LET / FOR SALE

[VIEW ONLINE](#)



536 STRATFORD ROAD, BIRMINGHAM, B11 4AJ

3,875 SQ FT (360 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Large Retail Premises Located Prominently on Stratford Road in Sparkhill

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- Quoting Rental £60,000 Per Annum Plus Goodwill
  - Front and Rear Retail Units
  - Three Bedroom First Floor Flat
  - May Split, Subject to Negotiation
  - Offers in Region of £1.25M for the Freehold Interest
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## DESCRIPTION

The property comprises a substantial mixed-use premises of traditional masonry construction, surmounted by a hipped pitched tiled roof which occupy a prominent position on Stratford Road, at its junction with Castleford Road in Sparkhill.

The ground floor provides a prominent retail unit fronting Stratford Road, benefitting from return glazed frontage at the junction with Castleford Road. The accommodation is arranged to provide predominantly open plan retail space, together with ancillary kitchen and WC facilities to the rear.

In addition, there is a secondary ground floor unit positioned to the rear, fronting Castleford Road, which benefits from its own pedestrian access, glazed frontage and roller shutter security. This space is arranged as open plan retail/trade counter accommodation with WC facilities.

The upper parts provide a three-bedroom residential apartment arranged over the first and second floors, offering kitchen, dining and living accommodation together with bathroom facilities and ancillary storage. The residential element is available leasehold via a separate negotiation.



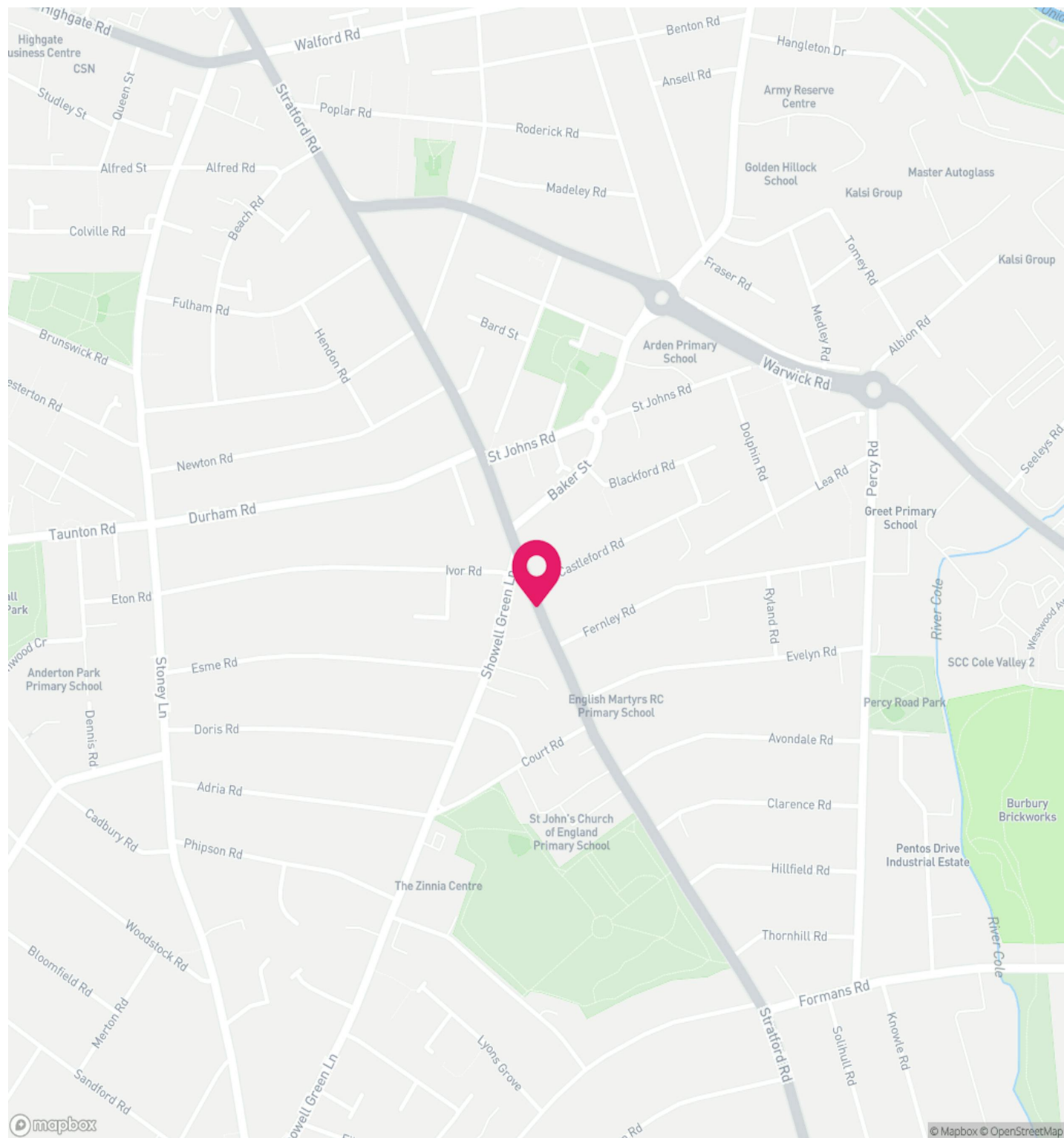
## LOCATION

/// HIDING.SPARK.WATCH

The property is situated on Stratford Road (A34) within a well-established commercial and residential location approximately 3 miles south-east of Birmingham City Centre. Stratford Road is a principal arterial route providing direct access into the city centre to the north-west and towards Solihull to the south-east, with strong levels of passing traffic and a wide range of local and national occupiers along the parade.

The location benefits from excellent connectivity, with convenient access to the A4540 Middle Ring Road and the wider motorway network, including Junction 6 of the M6 motorway (Spaghetti Junction). The surrounding area comprises a densely populated residential catchment together with established retail and trade occupiers, supporting a variety of commercial uses.

The property is well served by public transport, with regular bus services operating along Stratford Road providing direct links into Birmingham City Centre and surrounding suburbs. Nearby railway stations include Small Heath and Tyseley, offering connections into Birmingham New Street and the wider rail network.



## 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.

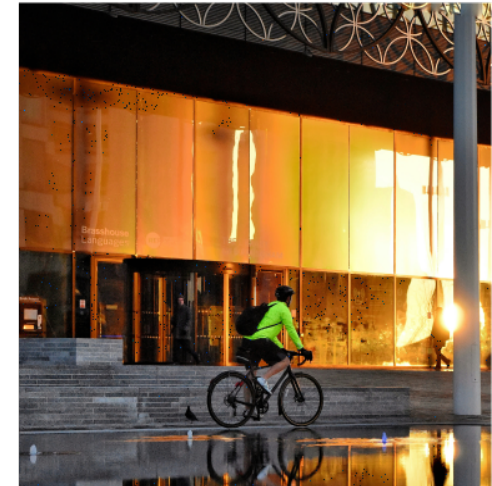
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

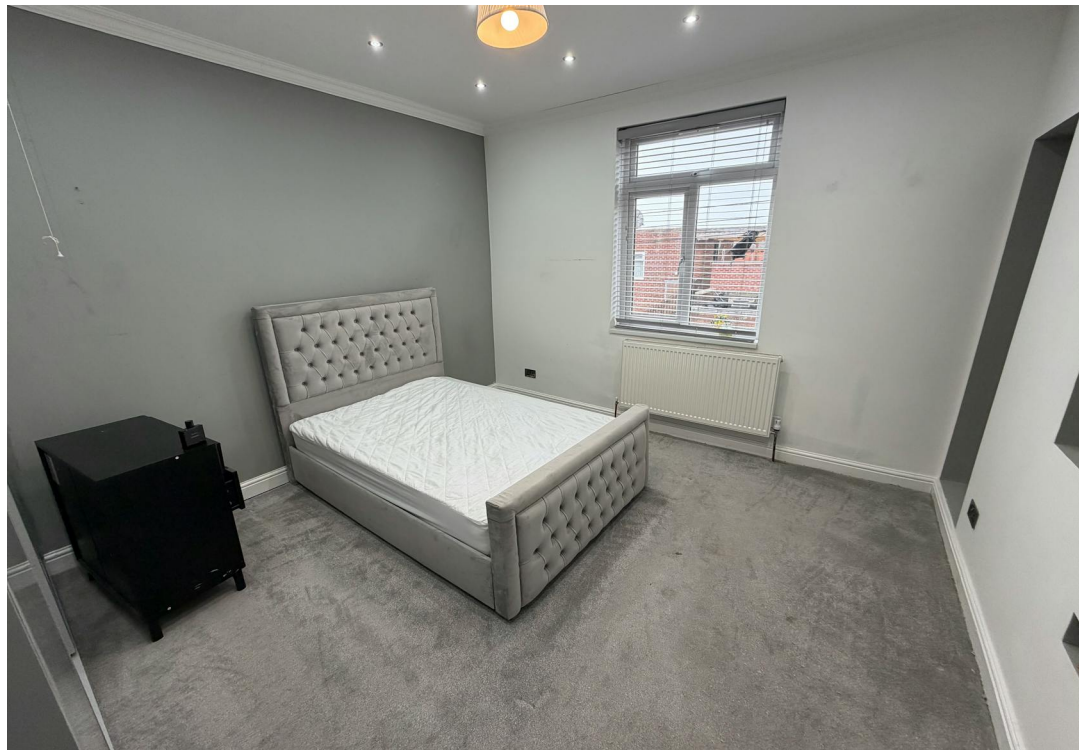
**Central location, global reach:** A strategic location offers quick train connections:

- 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

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Ground - Main Retail	1,718	159.61	Available
Ground - Rear Retail	893	82.96	Available
1st - Three Bedroom Flat	1,264	117.43	Available
<b>Total</b>	<b>3,875</b>	<b>360</b>	

## 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

£35,000

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£60,000 per annum

## POSSESSION

The property is immediately available following the completion of legal formalities.

## EPC

D (90)

## 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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