

MIXED USE | FOR SALE

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1766-1766A PERSHORE ROAD, COTTERIDGE, BIRMINGHAM, B30 3BH

691 SQ FT (64.20 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Mixed-Use Investment Generating a Combined Annual Income of £10,200 PA

- NIA 691 ft<sup>2</sup>
- Offers in the Region of £180,000
- Ground Floor Retail Generating £5,400 PA
- First Floor One Bedroom Flat Currently Let at £4,800 PA
- Reversionary Investment - Conservative ERV £13,200 PA



## DESCRIPTION

The property comprises of a two storey mid-terraced building of traditional masonry construction with pitched tiled roof over. The building is configured to provide mixed-use accommodation with the ground floor providing retail space and the first floor providing a self-contained 1 bedroom residential flat.

The ground floor benefits from roller shutter security door, glazed facade with inset pedestrian access door. The retail element is open plan with rear WC and kitchen facilities.

The first floor provides lounge, bedroom, bathroom and kitchen.

Lease documentation available upon request from the agent.



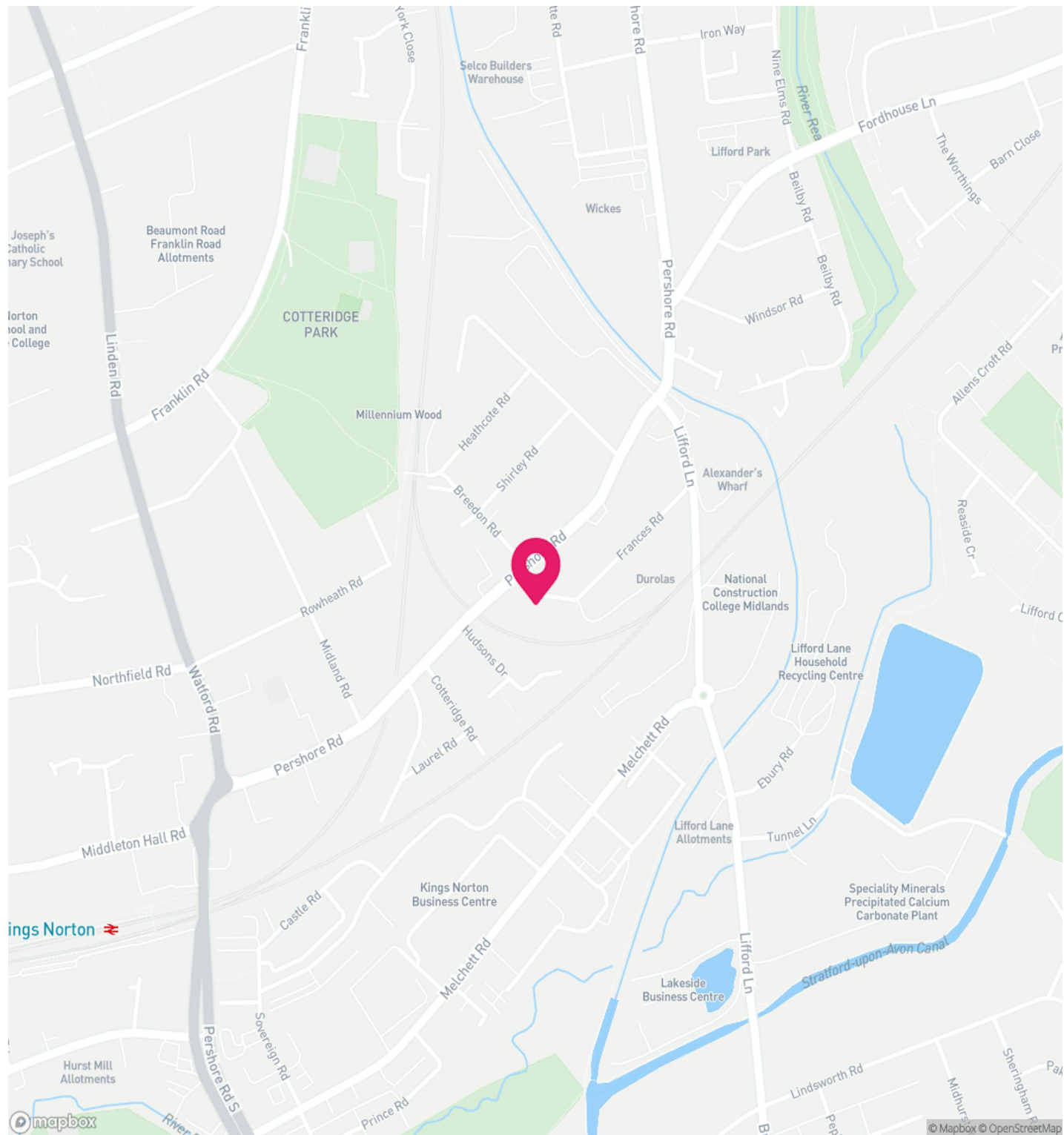
## LOCATION

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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



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	315	29.26	Available
1st - Self-contained Flat	376	34.93	Available
<b>Total</b>	<b>691</b>	<b>64.19</b>	

## SERVICES

We understand that the property 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.

## SERVICE CHARGE

n/a

## VAT

Not applicable

## LEGAL FEES

Ingoing tenant is liable for both parties legal costs

## PRICE

Offers in the region of £180,000

## EPC

D (60)

## 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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