

MIXED USE | FOR SALE

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1696 BRISTOL ROAD SOUTH, REDNAL, BIRMINGHAM, B45 9TZ

1,570 SQ FT (145.86 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Leasehold Investment in a Busy Trading Location Producing £16,900 Per Annum from Established Long Standing Tenants

- Mixed Use Investment Property
- Ground Floor Retail/Office
- Self-Contained Two Bedroom Flat at First Floor
- Leasehold for a Term of 99 years Expiring 21st December 2054
- Busy Local Parade with Main Road Frontage
- Roller Shutter Security Doors



DESCRIPTION

The property comprises a two-storey terraced mixed-use building, arranged to provide ground floor retail/office accommodation with residential accommodation above.

The ground floor benefits from a glazed frontage and pedestrian entrance door with inset roller shutter security doors, which lead into open-plan professional services accommodation, with separate meeting room, kitchen and WC facilities also provided.

The first floor flat is accessed from the rear of the property and comprises two bedrooms, bathroom, kitchen and lounge. The accommodation benefits from double-glazed windows to the front and rear elevations, with gas-fired central heating provided throughout.



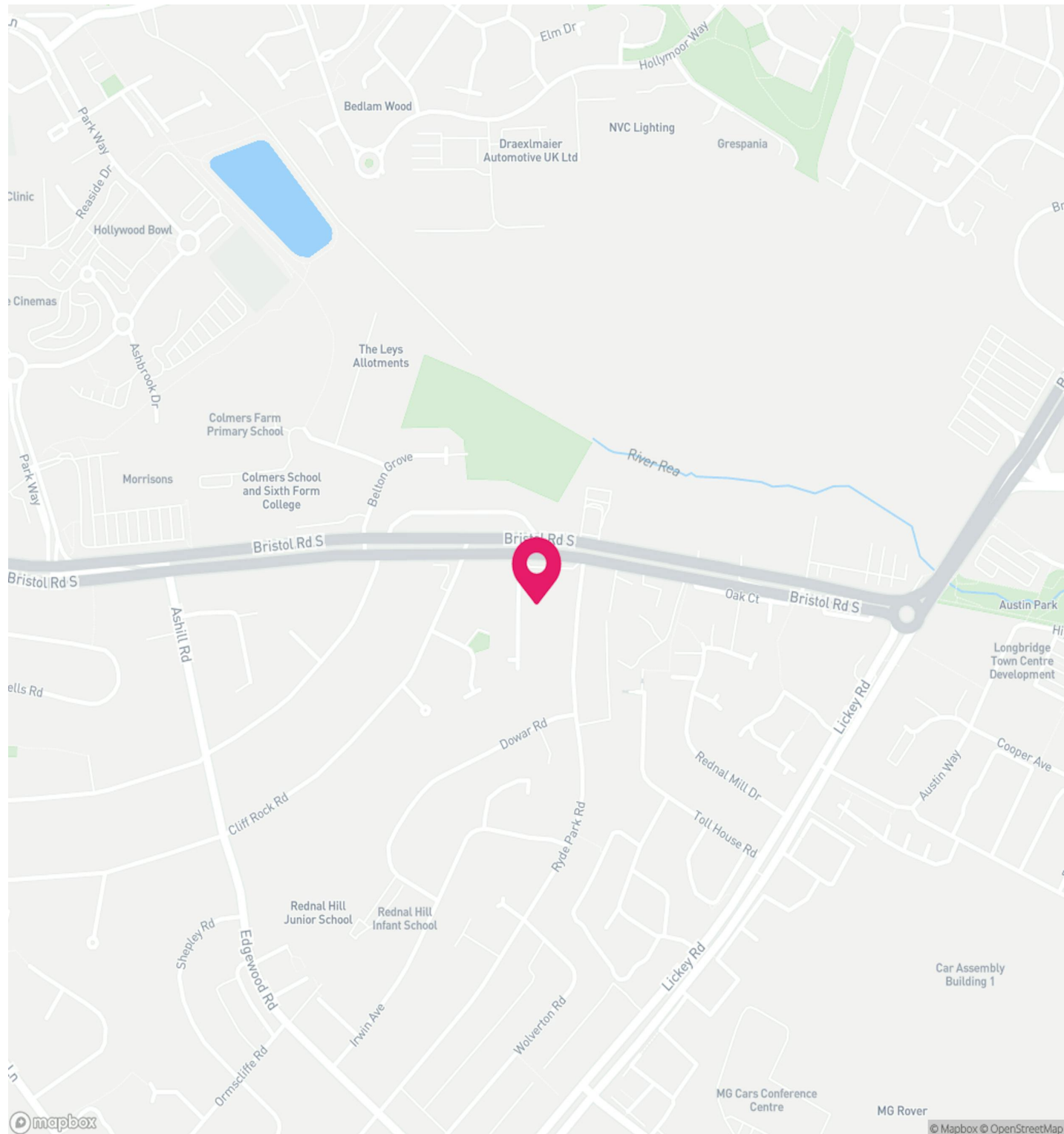
LOCATION

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The property is situated fronting Bristol Road South in Rednal, a well-established suburb to the south-west of Birmingham. Bristol Road South forms part of the A38, providing a direct route north towards Longbridge, Northfield, Selly Oak and Birmingham City Centre, and south towards Rubery, Lickey, Bromsgrove and the wider Worcestershire area.

The immediate location comprises a mix of local retail, takeaway, café and neighbourhood commercial uses, serving the surrounding residential population. The property is positioned within close proximity to Longbridge Town Centre, which provides a wider range of retail, leisure and transport amenities, including Longbridge Railway Station, approximately 1 km away.

The location benefits from good road connectivity, with the A38 providing convenient access to the wider arterial road network, including links towards the M5 and M42 motorways. Birmingham City Centre lies approximately 7 miles to the north-east, with Bromsgrove approximately 5 miles to the south-west.



AVAILABILITY

| Name | sq ft | sq m | Availability |
|-----------------------------|--------------|---------------|--------------|
| Ground - Retail | 828 | 76.92 | Available |
| 1st - Two Bedroom Apartment | 742 | 68.93 | Available |
| Total | 1,570 | 145.85 | |

TENANCY INFORMATION

Ground Floor Retail/Office: Let at £8,500 per annum. Extending to approximately 73 m2 (786 ft2), the office/retail premises is occupied by a long-standing tenant of over 15 years. The current lease expires on 1st June 2026, with the tenant presently holding over and keen to agree a renewal lease.

Residential Accommodation: Two bedroom flat extending to approximately 69 ft2 (743 ft2), currently producing £700 PCM. The residential tenant has been in occupation since 2005.

TENURE

Leasehold with a ground rent of £50 per annum. The lease expires in 2054. The freehold interest may be available to purchase at £125,000 plus associated costs. Please note there is no option to extend the existing lease term.

SERVICES

We understand that the premises 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.

LEGAL COSTS

Each party are to be responsible for their own legal and surveyor's fees incurred during this transaction.

VIEWINGS

Strictly via prior appointment with the sole agent Siddall Jones.

VAT

Not applicable

PRICE

Offers in excess of £100,000

EPC

C (69)

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



Ryan Lynch

0121 638 0500

ryan@siddalljones.com



Sophie Froggatt

0121 638 0500

sophie@siddalljones.com

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