

MIXED USE | FOR SALE

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25 RADDLEBARN ROAD, SELLY OAK, BIRMINGHAM, B29 6HH
1,012 SQ FT (94.02 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Part-Let Mixed Use Premises in Popular Suburb

- Offers in excess of £295,000
- Ground Floor Lock-Up Retail Unit
- Self-Contained 1-Bedroom Flat, Currently Generating £9,600 per annum
- Established Local Retail Parade
- On-Road Car Parking
- Small Business Rates Exemption



DESCRIPTION

Situated on the well-established Raddlebarn Road in the popular Selly Oak area, this mixed-use freehold property comprises a terraced building of traditional masonry construction.

On the ground floor is a well-presented retail unit currently owner-occupied and operating as a barbershop. The accommodation benefits from a glazed shop frontage, electric roller shutter, laminate flooring, lighting, and an open-plan retail area, together with kitchen and WC facilities located to the rear. The unit offers flexible commercial space suitable for a variety of retail or service-based uses, subject to the necessary consents.

Accessed independently from the rear of the property, the first floor comprises a self-contained one-bedroom flat arranged to provide a bedroom, bathroom, and open-plan kitchen/living area. The residential accommodation is currently let and producing an income of £800 per calendar month.

The property offers an attractive opportunity to acquire a mixed-use asset within a sought-after and well-connected location, benefitting from both commercial occupation and established residential income.



LOCATION

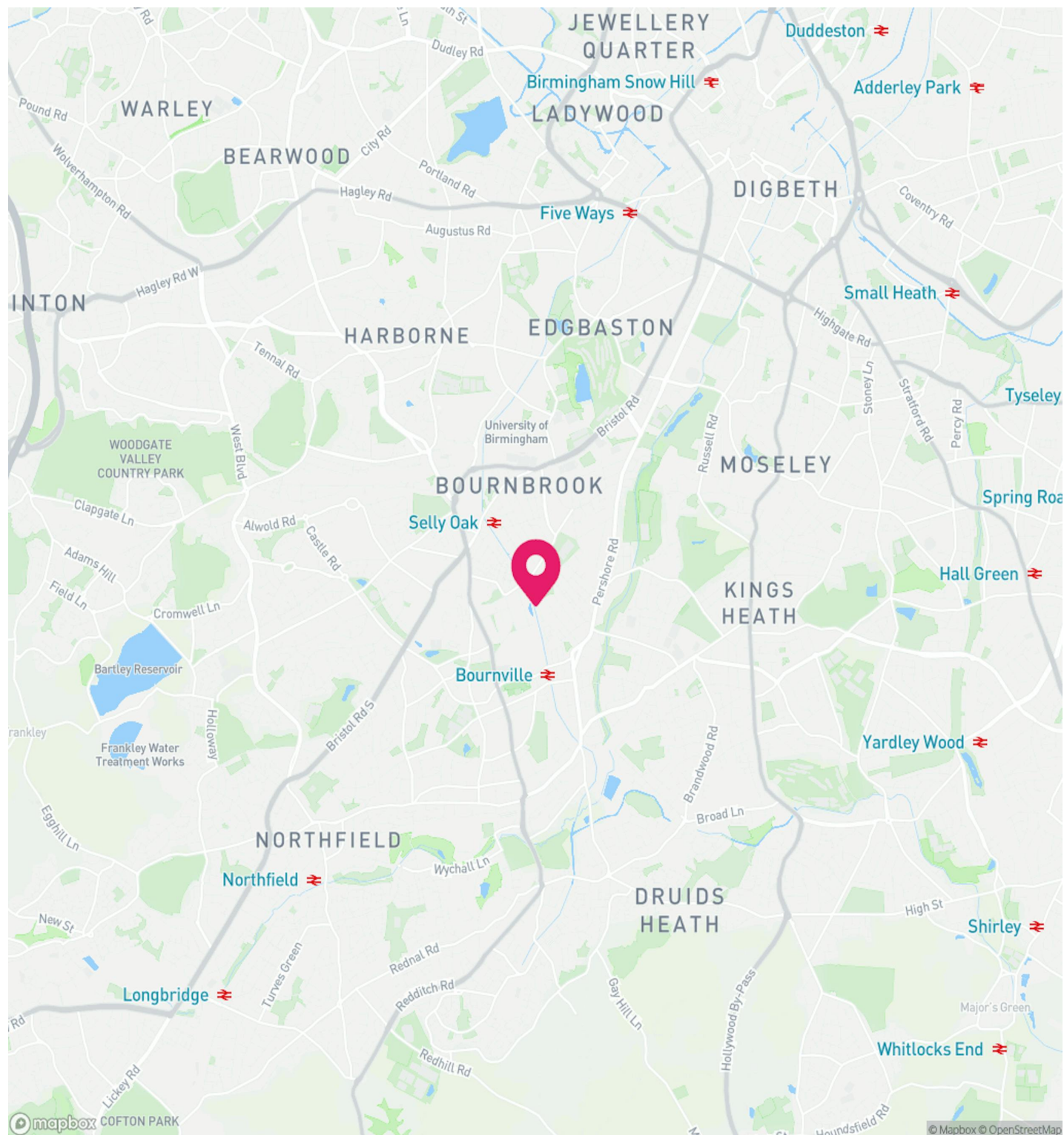
The property is situated along Raddlebarn Road within the well-established suburb of Selly Oak, approximately 5 miles south-west of Birmingham City Centre.

Selly Oak is a popular and densely populated area, benefiting from a strong residential catchment alongside a significant student population due to its close proximity to the University of Birmingham.

Raddlebarn Road itself is a busy local thoroughfare comprising a mix of residential housing and neighbourhood retail, providing good levels of footfall and passing traffic.

The property occupies a prominent roadside position, making it particularly well suited to medical or healthcare uses where visibility and accessibility are key.

The location benefits from excellent connectivity. Selly Oak railway station is located approximately 1 km away, providing regular services to Birmingham New Street and the wider Cross-City Line network. In addition, the nearby Bristol Road (A38) offers direct access into Birmingham City Centre to the north and the M42/M5 motorway network to the south. The area is also well served by public transport, with multiple bus routes operating.





AVAILABILITY

| Name | sq ft | sq m | Availability |
|---------------------------|--------------|--------------|--------------|
| Ground - Retail | 666 | 61.87 | Available |
| 1st - 1-Bedroom Apartment | 346 | 32.14 | Available |
| Total | 1,012 | 94.01 | |

TENANCY INFORMATION

The first floor residential accommodation is currently let on an AST at a rental of £800 pcm (£9,600 per annum).

The ground floor is currently owner occupied.

SERVICES

We understand the premises benefits from mains gas, electric, water, and drainage connections.

Any purchaser should satisfy themselves as to the suitability of the connections.

RATEABLE VALUE

£8,100

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £295,000

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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