

Carp Corner, 2 Cliff Rock Road, Rubery, Birmingham, B45 8QE



FREEHOLD - FOR SALE

Prominent Mixed Use Investment Property
Ground Floor Retail & Large 3 Bed Apartment

Location

The property occupies a prominent position fronting the A38 Bristol Road South at its junction with Cliff Rock Road in the Rubery area of Birmingham.

The local area is a mixed residential and commercial location being situated close to the newly developed Longbridge regeneration area and almost opposite Great Park.

Rubery is located approximately 10 miles southwest of Birmingham City Centre and 6 miles northeast of Bromsgrove.

Communication links are excellent with regular bus services and train station nearby and J4 of the M5 motorway and J1 M42 at Bromsgrove within close proximity.

Description

The property comprises a three-storey building forming part of a neighbourhood parade arranged as a ground floor shop with separate access to a first and second floor three-bedroom flat.

The retail premises benefits from a dual frontage and provides open plan retail accommodation with rear storage.

The residential element has recently been refurbished throughout and is accessed via the rear with the first floor providing a large fitted kitchen, lounge and double bedroom and the second floor providing two further double bedrooms, bathroom and storage.

Accommodation

Ground Floor Retail - 1,395 ft² (129.60 m²) approximately

Tenure

The property is held freehold tenure.

The ground floor retail unit will be let to Carp Corner on a new 10-year lease at £12,000 per annum exclusive.

The residential accommodation is currently vacant following a full refurbishment.

Proposal

Offers at £290,000 are sought for the freehold interest, subject to contract.

VAT

We understand VAT is not payable on the sale.

In any event the sale would be treated as a TOGC.

Planning Use

We understand the property has consent for retail on the ground floor and residential on the uppers.

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

Energy performance Certificate (EPC)

Available upon request from the agent.

Services

We understand all mains services are available on or adjacent to the subject property.

We would however advise all interested parties to make their own enquiries with the appropriate service agencies.

Legal Costs

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

Availability

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

Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**

