



## FOR SALE - FREEHOLD

202 Bradford Road, Castle Bromwich, Birmingham, B36 9AA

Part-Income Producing, Mixed Use, Investment Opportunity

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



202 Bradford Road  
Castle Bromwich  
Birmingham  
B36 9AA

- Birmingham City Centre - 6 miles
- M6 Motorway (Junction 5) - 2 miles
- Jaguar Plant - 2 miles

A prominent mixed use freehold property with potential for asset management, conversion or owner occupier

**Location**

The property is situated on Bradford Road at its junction with School Lane in the Castle Bromwich area of Birmingham.

Castle Bromwich is approximately 6 miles north east of Birmingham City Centre and benefits from excellent communication links with regular bus services close by and being situated within close proximity to Lea Hall and Stechford Train Stations.

The National Exhibition Centre (NEC) Birmingham International Airport and Railway Station are all within a 10-minute drive.

**Description**

The property is set back from Bradford Road behind a tarmac forecourt providing customer parking and loading. A large loading area is also provided to the rear of the premises and is secured by a gated entrance.

The main building comprises four self-contained retail units to the ground floor with traditional shop fronts and rear welfare facilities.

The first and part second floors provide refurbished office accommodation which comprises a large reception area with welfare facilities and kitchen off.

To the rear of the property is a detached storage unit and located within an enclosed yard area.

8 and 8a are also included within the sale and comprise a semi-detached house which has been converted to provide a ground and first floor x1 bed flat each with their own separate lounge, kitchen and bathroom.



**\*Boundaries are approximate and for indicative purposes only\***





## Tenancy Schedule

Address	Area	Rental pa	Term / Expiry
Unit A Changes Hair Salon	525 ft2	£11,500	5Yrs Expiring 2025
Unit B Titan Barbers	400 ft2	£11,500	Expired 2019 (Holding Over)
Unit C	740 ft2	Vacant	Vacant
Unit D Castle Convenience	990 ft2	£25,000	5yrs expiring 2027.
First Floor	3,040 ft2	Vacant	Vacant
Rear Stores	355 ft2	£5,000	Rolling Licence
8 School Lane First Floor		£6,000	AST - 12m
8a school Lane Ground Floor		£5,520	AST - 12m

Although the upper floors can be sold with vacant possession. The vendor is prepared to take a short-term lease back on the space with rental to be agreed.

It is our opinion the ERV is in the region of £113,000 per annum with the potential to also convert the uppers to residential, subject to planning.

## Price / Tenure

We are inviting offers in excess of £1,450,000 for the valuable freehold interest.

## VAT

We understand VAT is not payable.

## Energy Performance Certificate (EPC)

Available upon request from the agent.

## Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

## Legal Costs

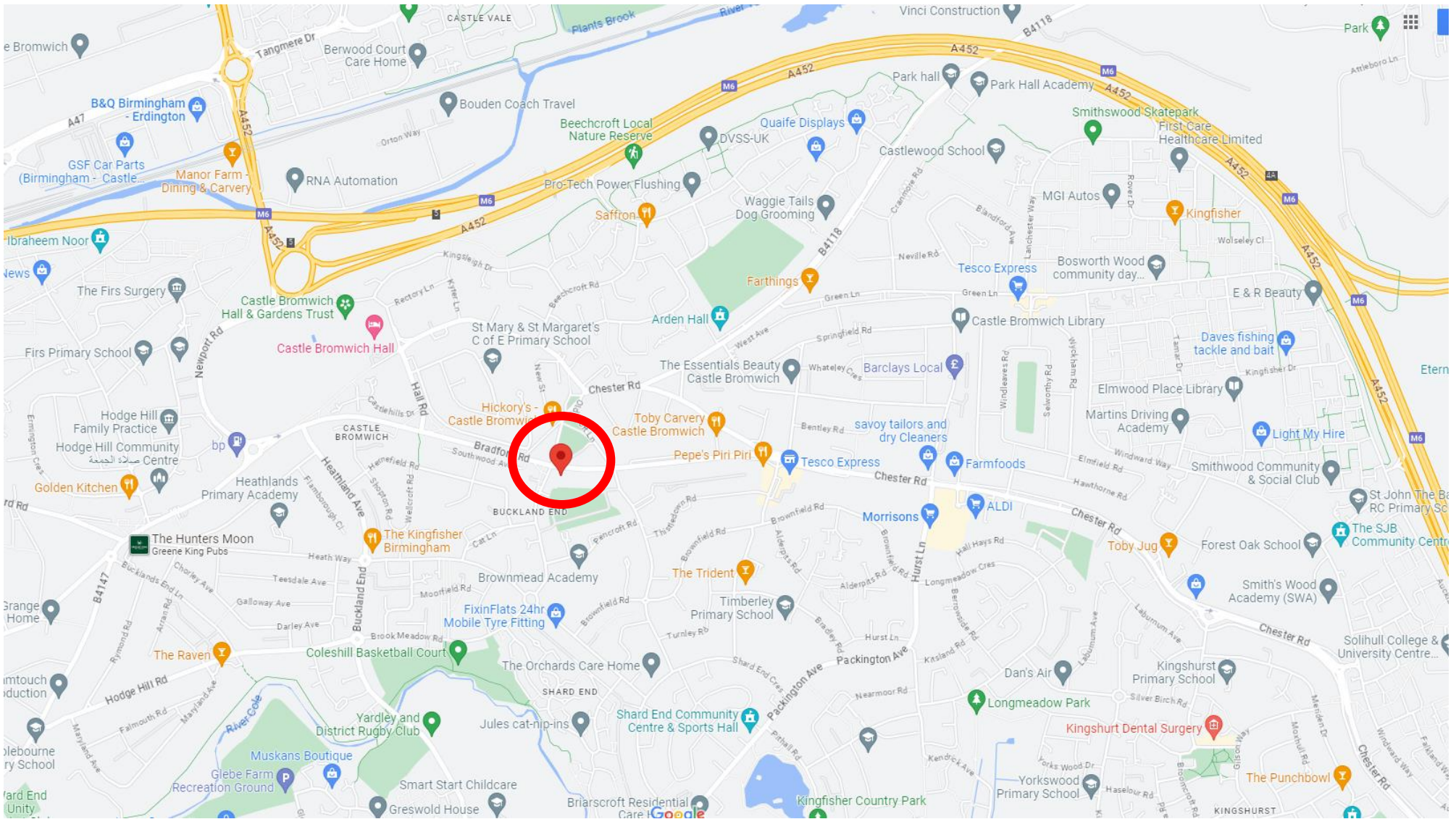
Each party are to be responsible for their own legal fees incurred during this transaction.

## Viewings and Further Information

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







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.