

442 Chester Road North, Sutton Coldfield, Birmingham, B73 6RG



FOR SALE

Mixed-Use Building with Vacant Possession

NIA: 1,930 ft² (179.30 m²)

Location

The property is situated in Sutton Coldfield, near the bustling intersection of Chester Road North, Kings Road, and Jockey Road. It is conveniently located opposite the Princess Alice Retail Park, which hosts well-known retailers such as Boots, Next, and Costa Coffee.

Sutton Coldfield is primarily a residential suburb located approximately 5 miles north of Birmingham City Centre.

Description

The property is a three-storey, mixed-use, mid-terraced building, featuring the following elements:

Ground floor: The ground floor includes a lock-up retail unit with a glazed frontage providing retail and pedestrian access from Chester Road North. Additionally, there is rear parking accessible from Kings Road. The retail space is open-plan with ancillary storage, a kitchen and WC facilities located at the rear and in the basement area.

First Floor: These floors are accessed via their own self-contained access to the rear of the property which lead to an inner hallway and stairwell that provide access to the residential accommodation. The residential portion has approved planning permission to be converted into two one-bedroom units.

The property offers a versatile mix of commercial and residential spaces, suitable for various uses and development opportunities.

Accommodation

Ground Floor	970 ft2	90.12 M2
Basement	160 ft2	14.86 M2
FF/ SF Residential	800 ft2	74.32 M2
Total	1,930 ft2	179.30 M2



Terms

We are inviting offers in excess of £310,000 for the valuable freehold interest, subject to vacant possession.

VAT

All prices quoted are exclusive of VAT, which may be payable.

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

Title Number

WM389226

Services

We understand that the building benefits from all mains services.

The agent has not inspected or tested the supplies and recommends that all interested parties carry out their own investigations.

Rateable Value

We understand that the commercial element benefits from small business rates exemption, subject to occupier qualification.

Energy Performance

Available upon request from the agent.

Anti-Money Laundering

The successful purchaser will be required to provide two forms of ID documentation as well proof of funding to comply with anti-money laundering regulations.

Viewing

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