

221 Sandwell Road, Handsworth, Birmingham, B21 8PD



**FOR SALE**

Mixed-Use Building

Net Internal Area: 1,052 ft<sup>2</sup> (97.73 m<sup>2</sup>)

### Location

The property is located on Sandwell Road, close to its junction with Oxhill Road, in the Handsworth area of Birmingham.

Sandwell Road (A4040) provides direct access on to A41 (Holyhead Road) which provides arterial route to Birmingham city centre, which is located approximately 4 miles south east.

The A41 also provides easy access to the national motorway network at junction 1 of the M5 motorway, which is approximately 1.5 miles distant.

### Description

The property comprises of a mid-terraced property of traditional masonry construction, with a pitched tiled roof over.

The premises provides lock-up retail premises with glazed retail façade and pedestrian access, open plan retail premises with a cellular treatment room and understairs WC.

There is a studio flat located to the rear of the premises which provides bedroom, bathroom and kitchen facilities.

An additional first floor flat is accessed via the shop and provides kitchen, lounge, bedroom and bathroom.

Externally there is a rear garden, laid to lawn and forecourt parking.

The property is currently generating a rental of £22,500 per annum however it is being sold vacant possession.

### Accommodation

**NIA 1,052 ft<sup>2</sup> (97.73 M<sup>2</sup>) approximately.**

### Terms

We are inviting offers in excess of £265,000 for the freehold interest, subject to vacant possession.

### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

### Services

We understand that all mains services are currently connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Legal Costs

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

### Energy Performance

Available upon request from the agent.

### Anti-Money Laundering

The successful purchaser will be required to provide two forms of ID and proof of funding for the purchase to satisfy anti-money laundering regulations.

### Planning Permission

We understand that the premises have planning permission granted under Sui Generis (Formerly A4).

Interested parties are recommended to verify this with the local planning authority.

### Viewing

Strictly via the sole agent Siddal Jones on **0121 638 0500**.

