



FREEHOLD FOR SALE

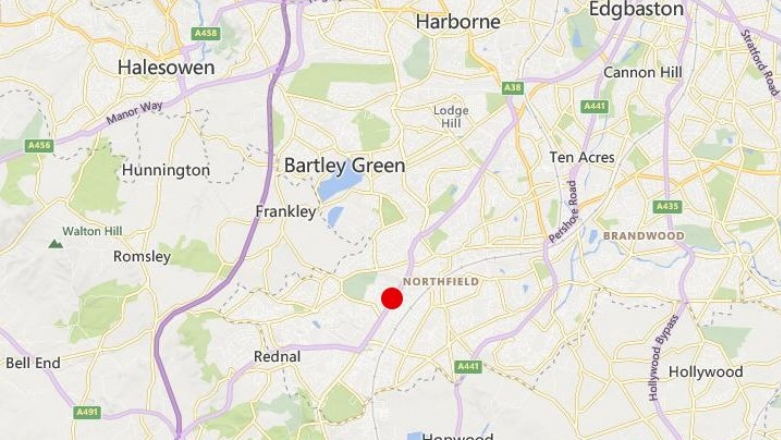
1179 - 1181 Bristol Road South, Longbridge, Birmingham, West Midlands, B31 2SL



6,343 SqFt (589.26 SqM) | £730,000 Offers Around

Key Features

- Prominent roadside location
- Substantial freehold sold with vacant possession
- 2 self contained residential flats
- Busy local parade under 1 mile from Longbridge Centre
- Sale of part considered
- VIRTUAL TOUR AVAILABLE [HERE](#)



LOCATION

The premises are prominently situated fronting the A38 Bristol Road South, just under 1 mile from Longbridge Centre and 7 miles from Birmingham City Centre. Longbridge is well known for being the home of the MG Rover car plant, but since its closure in 2005, the site and surrounding area has witnessed substantial regeneration and now provides a mix of shopping to include the region's largest Marks and Spencer, Costa Coffee and Sainsburys; a variety of housing and work space as well as South Bournville College.

DESCRIPTION

Two retail properties that have been extended to provide an open plan double ground floor retail unit to include office / storage areas to the rear with 2 self-contained 2-3 bed flats. The property benefits from rear access for loading and unloading via the service road which can be approached to the left hand end of the parade. A sale of 1179 or 1181 will be considered.

Area	SqFt	SqM
Ground Floor Retail Unit (1179 & 1181)	5,044	468.59
1179A 2 Bed Flat	608	56.48
1181A 3 Bed Flat	691	64.19
Total Floor Area	6,343	589.26

LEASE

Freehold with Vacant Possession.

ASKING PRICE

£730,000 Offers Around.

A sale of part (1179 or 1181) will be considered.

BUSINESS RATES

Rateable value £16,500

However, businesses may benefit from 100% small business rates relief in 2022/23 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

EPC - D83

Energy performance Certificate available upon request.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:

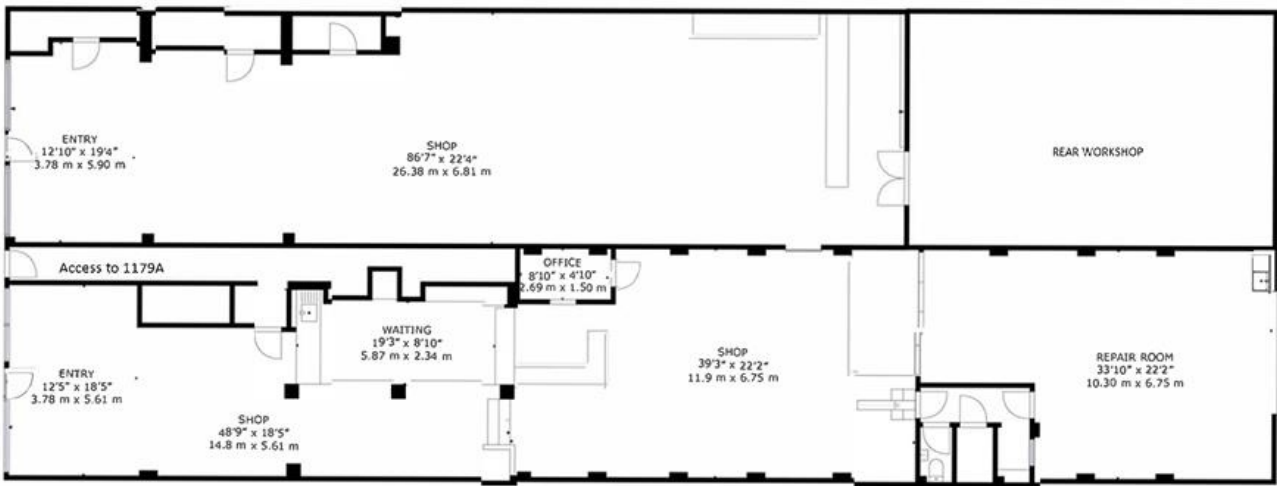


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Ground Floor Retail Unit

Floor plan showing Flat 1181A Bristol Road South, Northfield. Adjoining flat 1179a provides similar layout.



Left - Floor plan showing Flat 1181a Bristol Road South, Northfield Adjoining flat 1179a provides similar layout.

Not to Scale. Produced by The Plan Portal 2023 For Illustrative Purposes Only.

SIZES AND DIMENSIONS FOR EXPORT DATA TRACK (MAY VARY)



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