



152-154 Highfield Road, Hall Green, Birmingham, B28 0HT

152-154 Highfield Road is a double fronted retail unit surmounted by a possible 2 two-bedroom apartments, sold with vacant possession.

Summary

Tenure	For Sale
Available Size	2,522 sq ft / 234.30 sq m
Price	Offers from £495,000
Rates Payable	£2.42 per sq ft Benefits from Small Business Rate Relief
Rateable Value	£12,250
EPC Rating	Upon enquiry

Key Points

- Vacant possession on all aspect
- Potential 2 Two-bedroom flats
- 2,522sqft
- Significant frontage
- Forecourt
- Double fronted retail unit
- Rear outdoor store
- Asset management opportunity

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DESCRIPTION

152-154 Highfield Road is a double-fronted retail unit surmounted by the potential for 2 two-bedroom vacant flats comprised within a terraced block of 9 properties, all of which are surmounted by pitched tiled roofing. Fitted with pebbledash cladding over brick elevations, the property benefits from significant frontage through extensive glazing and its double unit signages. Internally, the property currently trades on the ground floor as a carpet showroom, however the unit will be sold with vacant possession across the entirety.

LOCATION

Located roughly 0.4 miles south of the Stratford Road, the property is situated on a mini parade connecting the arterial route of the A34 to Robin Hood Lane with close proximity to the Hall Green residential suburbia and local amenities. Transport links consist of Yardley Wood train station some 0.15 miles south-west and bus routes 6, 11A and A15 with stops outside of the unit. Birmingham City Centre lies 4.5 miles north.

SPECIFICATION

The accommodation is as follows:

152 Highfield Road

- Sales 475sqft
- Rear Office 103sqft
- Kitchen 50sqft

First Floor

- Room One 234sqft
- Room Two 150sqft
- Room Three 103sqft

154 Highfield Road

- Sales 477sqft
- Office 225sqft

First Floor

- Room One 150sqft
- Room Two 235sqft
- Kitchen 103sqft

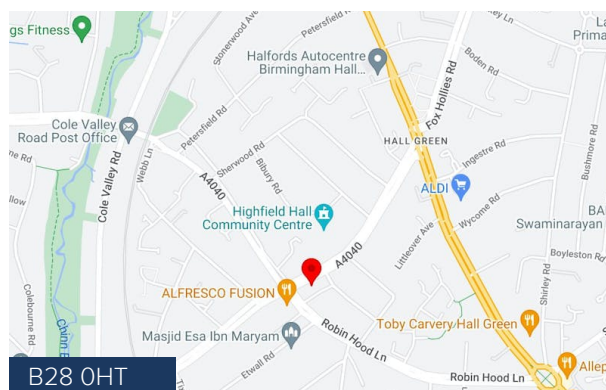
Outside Store - 216sqft

VIEWINGS

Strictly by appointment with Shepherd Commercial

TERMS

The property is to be sold on the freehold open market for the sum of £495,000 for the premises consisting of the double retail unit and surmounting residential flats above.



Viewing & Further Information

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