



PROPERTY PRO

Lichfield Road, Aston



**FOR SALE**

**£225,000**

Freehold mixed-use property with takeaway premises and three-bedroom residence opposite Aston Station.

- Freehold mixed-use property
- Approx 1,800 Sq Ft
- Ground floor takeaway / restaurant
- Three-bedroom residential accommodation
- Established trading location
- Large cellar / basement
- Opposite Aston Train Station
- Chain free sale



### DESCRIPTION

Property Pro are pleased to present this substantial three-storey freehold mixed-use property occupying a prominent position on Lichfield Road, Aston. The property offers a rare opportunity to acquire a long-established takeaway premises with spacious residential accommodation above.

The ground floor comprises a former Chinese takeaway/restaurant which traded successfully from this location for over 20 years before closing due to retirement. The accommodation includes a front serving area, kitchen/preparation space, rear ancillary area, bathroom and separate W.C.

The upper floors provide well-proportioned residential accommodation arranged over the first and second floors, comprising three bedrooms, a kitchen and a bathroom. In addition, the property benefits from a good-sized cellar, offering valuable storage or ancillary space.

### LOCATION

The property is prominently positioned on Lichfield Road, directly opposite Aston Train Station, providing excellent rail connectivity into Birmingham City Centre and the wider region. The location is also within close proximity to Villa Park, generating strong local footfall, particularly on matchdays. Major road links including the A38(M), M6 motorway and Birmingham's inner ring road are easily accessible. The surrounding area benefits from a dense residential catchment, local retail amenities, schools and community facilities.

### TENURE/PRICE

The property is offered freehold and chain free at an asking price of £225,000.

### VAT

We are advised that VAT is not applicable. Interested parties should verify this position independently.

### EPC

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### LEGAL COSTS

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

### BUSINESS RATES

Business rates are to be confirmed. Interested parties must satisfy themselves as to the current rating assessment and any rates payable by making their own enquiries with Birmingham City Council.

### AML

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

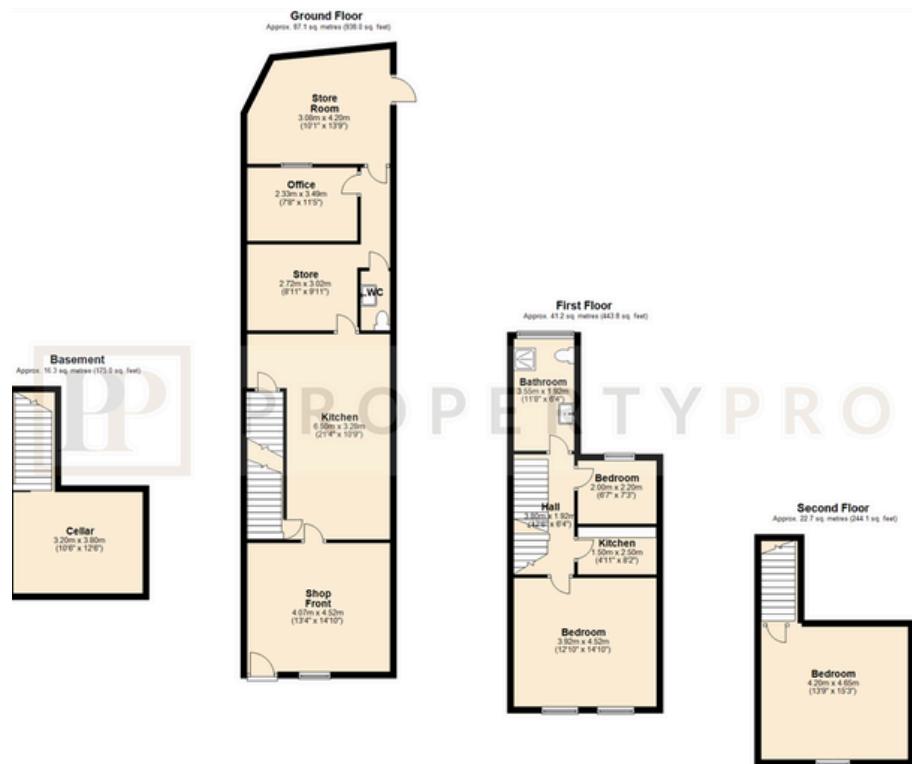
### VIEWINGS

Strictly by prior appointment with sole agents, Property Pro.

### CONTACT DETAILS

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Total area: approx. 167.3 sq. metres (1800.9 sq. feet)

Floor plans are provided for guidance only and are not to scale. All measurements are approximate and may have been taken from an external source. Overall window positions are approximate. The information is believed to be correct but cannot be guaranteed and should not be relied upon as statements of fact. Purchasers are advised to verify all details independently prior to any commitment.

Plan produced using AutoCAD.

