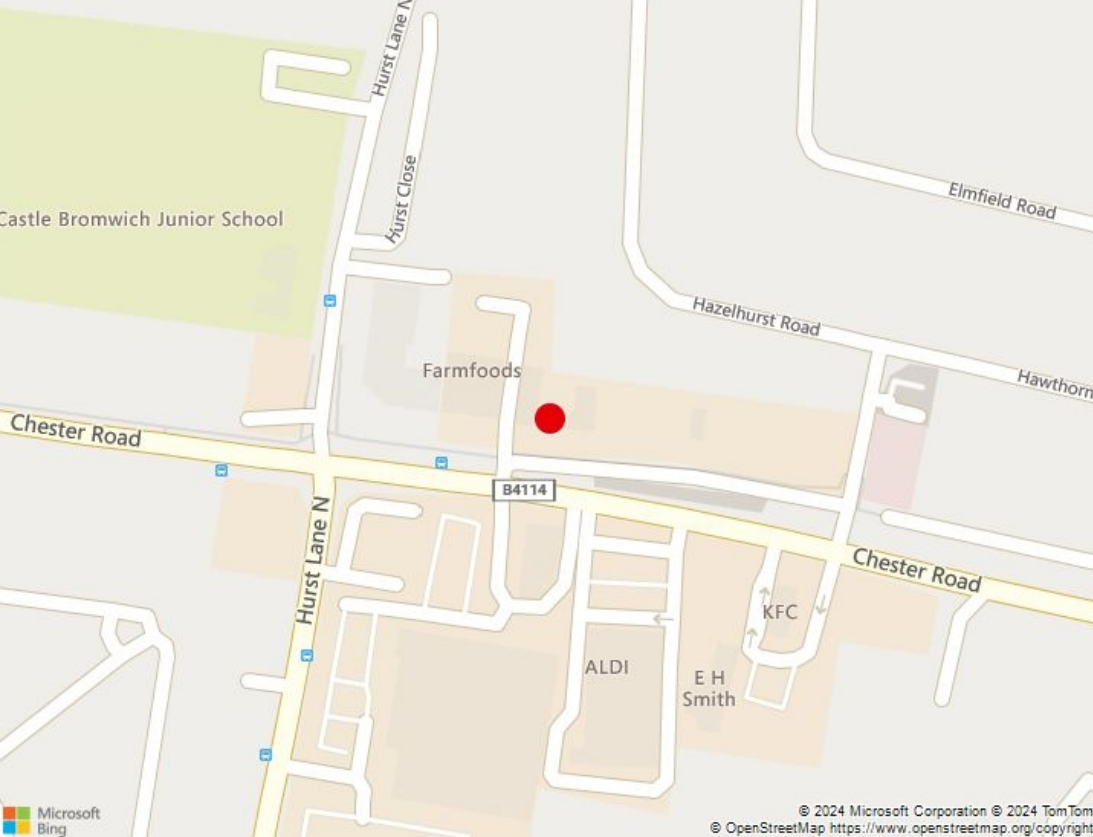


RETAIL / OFFICE INVESTMENT FOR SALE

301-303 Chester Road, Castle Bromwich, Birmingham, West Midlands, B36 0JG

1,716 SqFt (159.42 SqM) | Offers Around £230,000





KEY FEATURES

- Excellent opportunity to acquire freehold investment.
- Established and popular parade.
- Prominently situated fronting the Chester Road
- Forecourt parking
- Planning consent to convert the upper to residential
- CURRENT INCOME - £20,400 PER ANNUM

LOCATION

The premises are prominently situated on a popular retail parade on Chester Road in Castle Bromwich close to its junction with Hurst Lane. The local area comprises a strong mix of national, regional and local operators notably to include **Coop Funeral Care, KFC, Aldi** and **Morrisons**. Castle Bromwich is 8.7 miles east of Birmingham with excellent access to the M6, M42 and M6 Toll.

DESCRIPTION

The two storey end of terrace property comprises ground floor retail/office premises occupied by Barrett Last Estate Agents with the first floor occupied by G C & Co (Legal Services) Limited. Access to the first floor is via a staircase from the ground floor offices. Shared access arrangements are in place. Shared WC facilities at first floor.

Forecourt parking for six cars.

Area	SqFt	SqM
Ground Floor	854	79.34
First Floor	862	80.08
Total Floor Area	1,716	159.42



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TERMS

Freehold subject to the following tenancies:-

Ground floor let to Barrett Last Estate Agents on a 5 year lease from 1 December 2021 at £8,400 per annum.

First floor let to D J Foster & Co solicitors on a 3 year lease from 18 April 2023 at £12,000 per annum.

There is a licence agreement between Barrett Last and DJ Foster whereby Barrett Last agree to welcome clients of D J Foster, sit in reception and share use of the boardroom and for Barrett Last to use the toilets on the first floor.

ASKING PRICE

Offers Around £230,000

PLANNING

Planning consent has been obtained for change of use of the first floor for two one bedroom flats with separate ground floor access. A copy of the decision can be provided but can be viewed via Solihull Planning Portal - ref PL/2022/01622/PNCURE.

BUSINESS RATES

Rateable Value of £12,500 obtained from the Valuation Office Rating List. Assessment is for the whole property. However businesses may benefit from 100% business rates relief in 2024/2025 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT although we understand that VAT will not be payable on the purchase price.

VIEWING

Strictly by prior appointment, please contact:



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Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

The architectural drawings are organized as follows:

- Top Row:**
 - EXISTING GROUND FLOOR PLAN
 - EXISTING FIRST FLOOR PLAN
 - PROPOSED GROUND FLOOR PLAN (includes annotations for 'New external staircase and lift to existing ground floor' and 'New lift shaft' with a 'New lift shaft' label)
 - PROPOSED FIRST FLOOR PLAN
- Bottom Row:**
 - EXISTING FRONT ELEVATION
 - EXISTING SIDE ELEVATION
 - EXISTING REAR ELEVATION

Additional elements include a title block in the top right corner, a graphical scale bar below it, and a larger title block in the bottom right corner containing the following information:

- Project Name: **CODE 6**
- Client: **PROPOSED CHANGE OF USE TO FIRST FLOOR OF 30-30 CHESTER ROAD CASTLE BRIDGE WILMINGTON FROM OFFICES TO RESIDENTIAL**
- Drawing Title: **EXISTING PLANS AND ELEVATIONS**
- Date: **APRIL 2022**
- Drawn by: **PLANNED**
- Number: **1287_01**

Existing & Proposed Plan

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