

MIXED USE | FOR SALE

[VIEW ONLINE](#)



1429 PERSHORE ROAD, STIRCHLEY, BIRMINGHAM, B30 2JL

4,535 SQ FT (421.32 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold, Mixed-Use Building in the Heart of
Stirchley.

- Guide Price £750,000
 - 2 x Two-bedroom Apartments
 - 2 x One-bedroom Apartments
 - Generating £33,258 Per Annum
 - Vacant Retail Unit with Rear Stores
 - Secure Rear Car Parking
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DESCRIPTION

1429 Pershore Road comprises a former Lloyds Bank premises, forming part of an attractive mid-terraced property of traditional brick masonry construction beneath a pitched tiled roof. The building has been extended to the rear by way of a single-storey portal frame extension with masonry infill panels and a combination of flat felted and profiled clad roof coverings.

The ground floor retail unit is accessed via a pedestrian entrance from Pershore Road and offers a full-width, open-plan retail area to the front, benefiting from excellent natural light and prominent street frontage. To the rear, the accommodation is divided into a series of cellular meeting rooms, a kitchenette, WC facilities, storage areas, and a private office. Additional access is provided via a secure rear roller shutter, suitable for servicing or deliveries.

Accessed independently via separate entrances to both the front and rear, the first and second floors are configured to provide self-contained residential accommodation. A well-maintained communal stairwell leads to multiple individual units, each comprising their own private bedroom, well-appointed kitchen, and modern bathroom facilities.

The units are currently let on Assured Shorthold Tenancies (ASTs), offering immediate income-producing potential. The residential element is fully let and currently generates a gross annual rental income of £33,258.

To the rear of the property is a secure, gated parking area, accessible via Mary Vale Road. This area provides off-road parking or potential for additional storage.



LOCATION

/// PLANS.BIRDS.ROBE

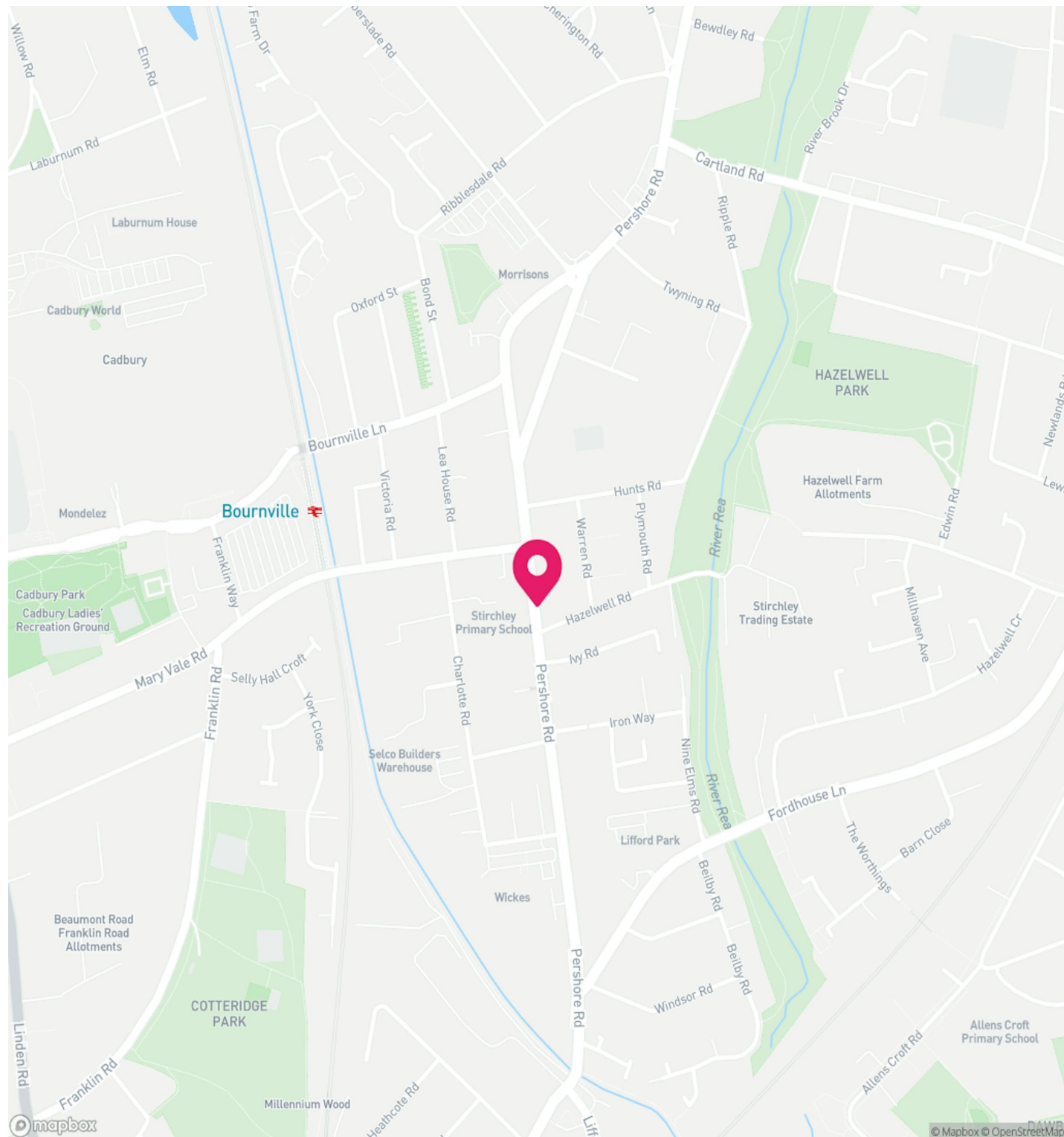
The property is predominantly situated fronting Pershore Road, in the Stirchley area of Birmingham, which lies approximately 4 miles south of Birmingham City Centre.

Stirchley is an up-and-coming area which has recently been listed in Time Out Magazine as one of the twelve coolest neighbourhoods in the UK.

The site is close to Stirchley centre with easy access to shops, cafes, and restaurants. It is also within easy walking distance to Pineapple Road railway station, one of the new Camp Hill line railway stations due to open in 2023.

The journey time to the University of Birmingham campus is less than 10 minutes by bike, 15 minutes via a walk and train from Bourneville Station or 20 – 25 minutes' walk directly to campus.

There is good access to Birmingham City University (BCU) and Aston University by public transport or cycle.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

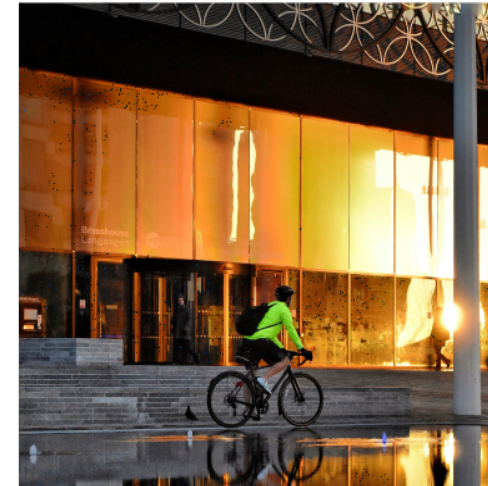
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

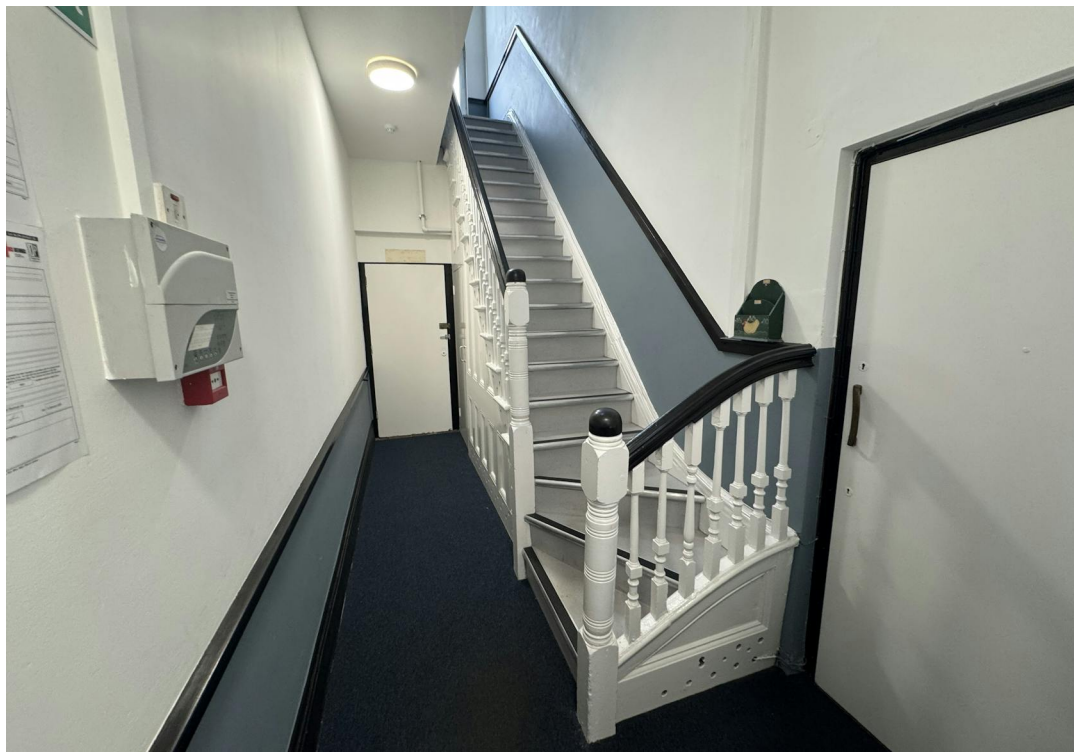
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail and Rear Stores	2,604	241.92	Available
1st - Flat 1	517	48.03	Let
1st - Flat 2	491	45.62	Let
2nd - Flat 3	513	47.66	Let
2nd - Flat 4	410	38.09	Let
Total	4,535	421.32	

SERVICES

We understand that the all mains services are 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.

RATEABLE VALUE

£15,000

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £750,000

POSSIBLE USE CLASSES

Class A1 - Shops and Retail Outlets, Class A2 - Financial and Professional Services, Class A3 - Restaurants and Cafes

ANTI MONEY LAUNDERING

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

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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