MIXED USE | FOR SALE

VIEW ONLINE



79 THORNBRIDGE ROAD, GREAT BARR, BIRMINGHAM, B42 2PW

2,248 SQ FT (208.85 SQ M)

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Fully let mixed use investment generating £34,200 per annum

- Offers in the region of £350,000
- Ground let for £24,000 (exclusive)
- Two bedroom first floor apartment which is let to Second City Housing at £10,200 Per Annum
- Busy retail parade with local and national occupiers represented





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DESCRIPTION

The property comprises a two-storey, mid-terraced mixed-use investment building of traditional brick construction, surmounted by a pitched tiled roof.

The ground floor comprises a retail unit which has recently been refurbished and fitted out as a children's play café, providing an attractive open-plan trading area with ancillary facilities.

To the rear is a single-storey brick-built storage building with a pitched roof, which has been incorporated into the ground floor commercial demise.

Externally, the property benefits from forecourt parking to the front, together with rear vehicular access.

The first floor comprises a self-contained two-bedroom residential apartment, which is let to Second City Housing on a 10-year lease, incorporating CPI-linked compounded rental increases every three years.

The property offers an attractive mixed-use investment opportunity, benefiting from established commercial and residential income streams.

A full tenancy schedule is available upon request.





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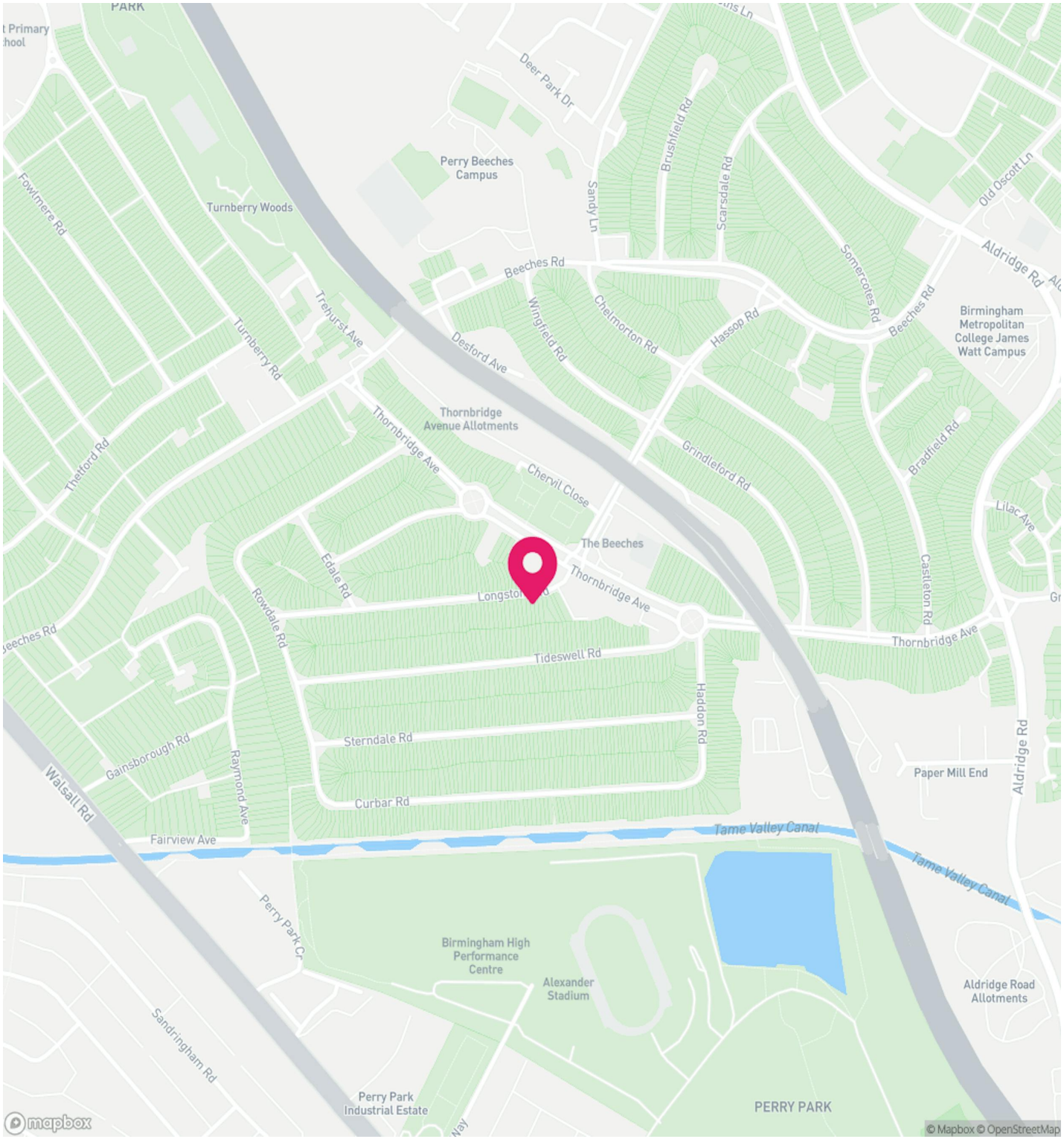
LOCATION

The property is situated in a prominent position within an established neighbourhood shopping parade on Thornbridge Avenue, in the popular residential suburb of Great Barr, approximately 5 miles north of Birmingham City Centre.

Thornbridge Avenue connects Aldridge Road and Beeches Road, providing convenient access to the A34 Walsall Road, which offers direct links into Birmingham City Centre and the wider motorway network, including Junction 7 of the M6.

The immediate surrounding area is predominantly residential, providing a substantial local catchment population. The parade accommodates a mixture of independent and national retailers, including convenience shopping, food outlets and a Post Office, serving the day-to-day needs of the surrounding community.

Public transport connections are readily available, with regular bus services operating nearby and Hamstead Railway Station within approximately 1.5 miles.



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AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	1,472	136.75	Let
1st - Two Bedroom Apartment	676	62.80	Let
Total	**2,148**	**199.55**	

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SERVICES

We understand that the building benefits from all mains services.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

TERMS

We are inviting offers in the region of £350,000 with the benefit of the existing occupational tenancies.

A tenancy schedule and redacted lease copies are available upon request.

VIEWINGS

Strictly via the sole agent Siddall Jones on 0121 638 0500.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £350,000

EPC

B (47)

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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