



# Property Link

Chartered Surveyors, Valuers and Commercial Agents

300-302 Stratford Road, Birmingham, B11 1AA

## FREEHOLD FOR SALE SHOP AND OFFICES



Prominent main road position  
Close to City Centre  
Takeaway/restaurant opportunity  
Spacious Offices

**Freehold: Offers around £1,000,000**  
**Current Income: £65,000 pa**  
**Estimated Market Rent for Caspian Pizza £50,000p.a**  
**Rent review due October 2026**

ALL VIEWINGS ARE STRICTLY VIA PROPERTY LINK

Tel: 0121 243 3961

[www.propertylinkltd.co.uk](http://www.propertylinkltd.co.uk)

## Location

The property is located on the A41 Stratford Road and is near the many major motorway networks of Birmingham. The A41 is on the main bus route and there are plentiful stops nearby.

The property is well located with a range of retail stores and shops situated along Stratford Road.

## Description

The property comprises two end terraced retail/office units of traditional brick construction over ground, first and second floors. The property is thought to have been built in the early 1900s.

## Accommodation

Approximate Net Internal Areas

300 Stratford Road- takeaway

Ground Floor: 4336 sqft

First Floor: 484 sqft

302 Stratford Road- offices

Ground Floor: 218 sqft

First Floor: 1,252 sqft

Second Floor: 786 sqft

Total : 10,076 sqft approx.

## Services

We understand that all mains electricity, gas and water are available, however we would recommend that interested parties check with the relevant statutory authorities as to existence, adequacy or otherwise of these services for their own purpose.

NB – None of the services have been tested and it is the responsibility of the proposed tenant/ purchaser to satisfy themselves as to the operation/ condition.

## Terms and Tenure

The premises are available freehold at offers of around £1,000,000. **The takeaway shop is currently rented on a full repairing and insuring lease terms at: £35,000 pa. Barber shop is rented on a full repairing and insuring lease terms at: £30,000 pa.**

## Service Charge

Not applicable.

## Business rates

From information obtained from the valuation office agency (VOA) website [www.voa.gov.uk](http://www.voa.gov.uk) the property has a current (2023) rateable value of:

Unit 1 At 300, Stratford Road- £21,250

Unit 2a At 300, Stratford Road- £3,800

302 Stratford Road- £7,200

It is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the Local Authority.

## Planning

We understand that the property has most recently been used as a restaurant/ take away and offices.

However, it is the proposed tenant's/ purchaser's responsibility to fully satisfy themselves in this instance by contacting the Local Authority.

## VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, all interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## Fixtures and Fittings

All usual tenants fixtures and fittings and those not included within these particulars are expressly excluded from the sale/letting.

## Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## EPC

The property has an EPC rating of D.

## Viewings

To view or for further information, please contact the agents at:

Property Link Chartered Surveyors Ltd

Tel: 0121 243 3961

Email: [info@propertylink.co](mailto:info@propertylink.co)

## Subject to Contract

Location Map





