

26 Chipperfield Road

Birmingham, B36 8BL

SHEPHERD
COMMERCIAL



FOR SALE

800 SQ FT
(74.32 SQ M)

£165,000

Vacant freehold corner retail unit with residential reversion and value-add refurbishment potential.

- Prominent corner position within established retail parade
- Ground floor retail unit extending to approx. 800 sq ft (NIA)
- Vacant possession – suitable for owner-occupiers or investors
- Low rateable value – potential Small Business Rates Relief
- Residential flat above held on long lease (approx 115 years remaining)

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Summary

Available Size	800 sq ft / 74.32 sq m
Price	£165,000
Rates Payable	£4.30 per sq ft
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC	B (34)

Description

The property comprises a two-storey end-terrace mixed-use building of traditional brick construction beneath a pitched tiled roof, occupying a prominent corner position within a neighbourhood retail parade.

The ground floor provides a self-contained commercial unit, formerly occupied by William Hill, arranged predominantly in open-plan format. The unit benefits from full-height glazed frontage to two elevations, offering strong visibility and good natural light. Internally, the accommodation retains elements of the former fit-out including a glazed cashier enclosure, suspended ceilings with recessed lighting, tiled flooring and wall-mounted cabling. Structural columns are present within the sales area, and ancillary accommodation to the rear includes customer WC facilities, a staff WC and kitchenette. Internal partitions appear largely non-structural, providing scope for reconfiguration subject to requirements.

The commercial unit is currently vacant and would benefit from refurbishment, presenting an opportunity for owner-occupiers or investors to add value. The first floor comprises a self-contained residential flat held on a long leasehold interest of approximately 115 years, forming part of the freehold title.

Location

The property occupies a prominent corner position on Chipperfield Road within an established neighbourhood retail parade in the B36 area of Birmingham, approximately 6 miles east of the city centre. The parade serves a dense surrounding residential catchment and includes a mix of convenience retail, takeaway and service occupiers, generating consistent local footfall.

The location benefits from good road connectivity, with access to the A452 (Chester Road), A47 (Heartlands Parkway) and M6 (Junction 5), providing routes across Birmingham and the wider West Midlands. Regular local bus services operate nearby, and Stechford railway station is located approximately 1.5 miles away, offering direct services to Birmingham New Street.

The surrounding area is predominantly residential, supporting demand for affordable neighbourhood retail and service uses.

Accommodation

Ground Floor (Net Internal Area): Approx. 800 sq ft (74.3 sq m)
Open-plan sales area with ancillary staff and WC facilities to the rear.

Name	sq ft	sq m	Availability
Ground - Retail Shop	800	74.32	Available
Total	800	74.32	

Tenure

Freehold

- Ground floor: Vacant
- First floor: Let on a long leasehold interest with approximately 115 years unexpired.

Viewings

Strictly by appointment through the sole selling agents:

Shepherd Commercial

