



# RETAIL SHOP & SELF CONTAINED FLAT FOR SALE

612 Kingsbury Road, Erdington, Birmingham, West Midlands, B24 9PJ



**2,196 SqFt (204.01 SqM) | Offers Around £260,000**

## Key Features

- Prominent location within busy suburban retail parade
- Ground floor currently let - £12,000 pax
- First Floor Flat let on AST agreement - £510 pcm
- Neighbouring retailers include William Hill, Greggs and Lidl
- Would suit investor or for potential owner occupier.
- Rental Growth potential



## LOCATION

The property is prominently located within an established local parade fronting Kingsbury Road close to its junction with Tyburn Road. The parade comprises a mix of local and national retailers, most notably to include **William Hill**, **Greggs**, **One Stop** and **Papa Johns Pizza**.

## DESCRIPTION

A two storey mid-terrace property comprising ground floor retail premises and rear garage together with a self contained first floor flat which is approached from the rear and provides lounge, bedroom, bathroom, WC and kitchen.

Area	SqFt	SqM
Ground floor shop let to Dashelle Hair & Beauty	1,114	103.49
Self contained Flat let on AST	639	59.36
Garage	443	41.15
<b>Total Floor Area</b>	<b>2,196</b>	<b>204.01</b>

## TERMS

Freehold subject to the following tenancies:

The ground floor shop and rear garage is currently let to Dashelles Hair & Beauty on a short term lease (outside of the protection of the LL&T Act 1954) expiring 31st January 2026 at a rental of £12,000 pa exclusive. Consideration may be give to this lease being extended, or alternatively vacant possession can be provided.

The first floor flat is currently let on an Assured Shorthold Tenancy agreement for a term of 12 months expiring 30th November 2026 at a rental of £510 per calendar month.

Copies of the agreements are available on request.

## ASKING PRICE

Offers Around £260,000

## BUSINESS RATES

Ground floor shop - current rateable value £9,300

First floor flat - Council Tax band A

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## EPC

Energy Performance Rating C-75.

## 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.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the vendors legal costs in the event that the purchaser withdraws once solicitors are instructed.

## VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



**Garry Johnson**

DDI: 0121 362 1535

Mob: 07510 080210

E: [garry.johnson@burleybrowne.co.uk](mailto:garry.johnson@burleybrowne.co.uk)



**David Hemming MRICS**

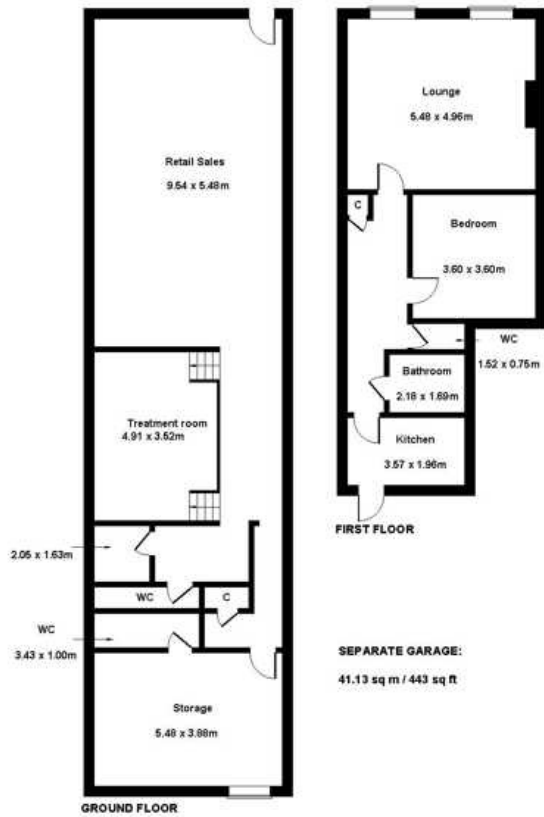
DDI: 0121 362 1530

Mob: 07841 234160

E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)

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0121 321 3441  
www.burleybrowne.co.uk



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