

**FOR SALE**

**KITTS GREEN**  
**308 KITTS GREEN ROAD, BIRMINGHAM B33 9SB**



**Ground Floor Sales 53.50m<sup>2</sup> (576sq ft)**

**With ancillary accommodation at first floor  
which may be converted into a 2 bed residential flat**

**SUBJECT TO CONTRACT**

The Old Bank • Kilwardby Street • Ashby-de-la-Zouch • Leicestershire • LE65 2FR  
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commercial property • planning • licensing • rating • property management  
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## LOCATION

The property is located within the local shopping area of Kitts Green which is a densely populated area of Birmingham. The property is located behind a paved forecourt and has pedestrian access to the rear of the property.

A location plan of the premises appears to the rear of these particulars.

## DESCRIPTION

The property comprises a ground floor amusement centre with the first floor last in use as a suntan centre. In the alternative the first floor is capable of conversion to a 2 bedroom flat.



## ACCOMMODATION

	<u>METRIC</u>	<u>IMP</u>
Ground floor	53.50 m <sup>2</sup>	576 sq ft
First floor (former Suntan Centre)	37.45 m <sup>2</sup>	403 sq ft

## BUSINESS RATES

Ground Floor Rateable Value	£9,900.00
Business Rates Payable 2026/27	£3781.80
First Floor (former suntan centre) Rateable Value	£3900.00
Business Rates Payable 2026/27	£1482.00

It may be possible to secure a nil rate charge in respect of these assessments in the event that the occupier is entitled to claim Small Business Rate Relief (SBRR).

The payable figure quoted assumes the property will be used for retail use - refer to agents for further detail.

## SERVICES

We understand that all main services are available or connected to the property.

## EPC

An EPC has been commissioned and will be made available.

## PRICE

Offers in excess of £150,000 are invited for the Freehold Interest in the property.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT will not apply to this sale.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## FURTHER INFORMATION AND VIEWING

For further information and arrangements to view please contact Richard Tilbrook on 01530 417554 or email: [richard@rogeretchells.co.uk](mailto:richard@rogeretchells.co.uk).

RWT/ Kitts Green/ 2026

### NOTE:

1. Messrs Roger Etchells & Company for themselves and for the vendors or lessor this property whose agents they are give notice that:
2. The particulars are set out in good faith as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
4. No person in the employment of Messrs Roger Etchells & Company has any authority to make or give any warranty whatsoever in relation to this property;
5. Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.
6. Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy condition or effectiveness.
7. They have not had the opportunity to inspect any title tenure documentation and intending purchasers or tenants should verify information through their legal advisor.
8. Verbal enquiries only have been made regarding rates/water rates and interested parties are advised to verify figures direct with the appropriate authority.
9. No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.
10. Lease negotiations are subject to the RICS Code for leasing business premises (1<sup>st</sup> edition, February 2020). Unrepresented parties are recommended to obtain professional advice.





NOT TO SCALE

FOR IDENTIFICATION PURPOSES ONLY

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