

144 Highfield Road

Hall Green, Birmingham, B28 0HU

SHEPHERD
COMMERCIAL



FOR SALE

2,706 SQ FT
(251.40 SQ M)

£500,000

For Sale Freehold
Investment Producing
£51,200 per annum

- Two tenancies both occupying under Licences
- Tenancy 1 - Car Sales Showroom
- Tenancy 2 - Car Service Workshop
- Prominent corner location adjacent to neighbourhood retail parade

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Summary

| | |
|----------------|---------------------------|
| Available Size | 2,706 sq ft / 251.40 sq m |
| Price | £500,000 |
| EPC | D (92) |

Description

The property has been established as a car sales showroom for a considerable number of years and more recently as a showroom for hot tubs and saunas and comprises the front half of a detached building of brick construction, having a two storage frontage to Highfield Road, with showroom to the ground floor and offices at first floor level together with rear service workshop.

The whole of the property stands back from the road behind a tarmac forecourt, providing display parking for approximately 17 vehicles.

Access to the showroom is by way of timber concertina doors from the front elevation and a sliding aluminium door to the side elevation. Internally the floors are of solid construction and the property has a suspended ceiling throughout with fluorescent lighting.

Location

The premises are located on the corner of Highfield Road and Blackburne Road in Hall Green, some 5 miles south of Birmingham City Centre. Highfield Road provides excellent access to the A34 Stratford Road and is one of the main arterial routes serving Birmingham City Centre. The surrounding locality is a mixture of residential and retail properties.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------------------|--------------|---------------|--------------|
| Ground - Showroom | 1,463 | 135.92 | Available |
| 1st - First floor offices | 343 | 31.87 | Available |
| Ground - Rear workshop | 900 | 83.61 | Available |
| Total | 2,706 | 251.40 | |

Tenure

The car showroom and offices are occupied on a Licence basis at a rental of £32,000 per annum on the equivalent of an Internal Repairing & Insuring

The rear service workshop is also occupied on a Licence basis at a rental of £19,200 per annum on the equivalent of an Internal Repairing & Insuring.

Services

We understand that all mains services are connected to the property.

Rating Assessments

There are two assessments for the property as follows:-

Ground floor showroom and offices - £25,750

Rear workshop - £4,450

EPC

D(92)

Legal Costs

Each party is to be responsible for their own legal costs in this transaction.

Viewing

Strictly by appointment with the Agents,



