



FOR SALE



A Freehold Retail & Residential Investment Opportunity

29 High Street, Kings Heath, Birmingham, West Midlands B14 7BB

GUIDE PRICE:

£395,000

KEY FEATURES

Sought after prominent High Street location

3 Story mid parade property with long standing ground floor tenant

Large 4 bedroom duplex apartment above

VAT free investment opportunity

Freehold

GUIDE PRICE: £395,000



LOCATION

The property is located opposite the junction with Station Road in the heart of Kings Heath, amongst multiples such as KFC, Loco Lounge, Pizza Hut, Cake Box and nearby Findlay Road Retail Park which includes Homebase and the 42-acre Highbury Park.

The property is near the new Railway Station currently under construction and due to open in 2026 as part of the project to re-open the Camp Hill Line.

Kings Heath is a popular suburb located approximately 3 miles south of Birmingham City Centre.

DESCRIPTION

A mid-terrace building comprising a Ground Floor Shop with separate rear access to a Self-Contained 4 Bed Flat on the first and second floors with gas central heating (not tested) and double glazing.

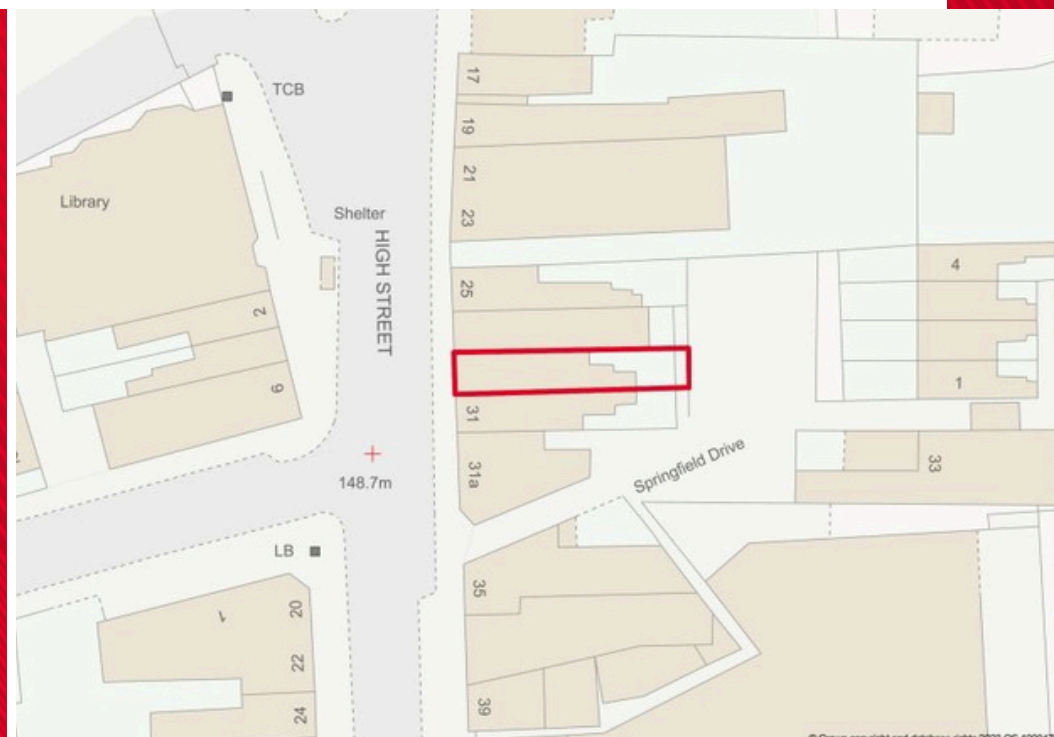
ACCOMMODATION

Ground Floor
Gross Frontage - 14'6"
Built Depth - 64'0"
Area - 678 sq. ft.

First & Second Floors - 4 bedrooms, Living room, Kitchen, Shower room/WC & separate WC
Area - 1,119 sq ft

TENURE

Freehold, subject to the existing tenancy



TENANCY

Ground Floor – Let to S. B. Vanant (Picture Framing/Lighting/Mirrors & Glass Cutting) at a passing rent of £7,800 per annum on a rolling FRI lease . The tenant has been in occupation for over 17 years.

Upper Floors – Vacant with an estimated rental value of £1,300 per calendar month

EPC

Available upon request.

VAT

We are advised that VAT is not applicable.

PRICE

Offers based on £395,000 are sought for the Freehold interest.

BUSINESS RATES

Current rateable value (1 April 2023 to present) - £13,750.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

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



Matterport Property Report:
29 High Street Flat
Gross Floor Area - Full Property 1,367 sq. ft. | Floor 1 816 sq. ft.
Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Matterport Property Report:
29 High Street Flat
Gross Floor Area - Full Property 1,367 sq. ft. | Floor 2 552 sq. ft.
Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



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