

**For Sale or To Let
Former Hot Food
Takeaway Shop with
ancillary Living
Accommodation**

NICHOLAS BRETT & CO

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- **Freehold For Sale with vacant possession or To Let**
- **Former Hot Food Takeaway having ancillary living accommodation**
- **Development potential**
- **Very prominent & busy roadside location fronting Bristol Road South (A38)**
- **Busy retail parade on edge of Town Centre**
- **100% small business rates relief – subject to eligibility**
- **Car parking close by**
- **Rear yard with space for several vehicles**

Location

The property occupies a busy roadside trading location fronting Bristol Road South (A38), one of the main arterial routes in Birmingham.

The property is situated in a busy parade of shops on the edge of Northfield Town Centre. Traders in the parade include a Convenience Store, Cycle Shop, Hairdressers, and Solicitors Office.

Short term street car parking is available at the front along with a Bus Stop, and there are public car parks close by.

Description

The property comprises of a ground floor retail unit, latterly used as a Hot Food Takeaway, with some fixtures and fixtures remaining.

Approached from a ramp outside, the shop provides a reception area along with a cooking and preparation area to the side. At the rear there is a store and staff WC.

Description - Continued

The shop front benefits from having an electrically-operated external security shutter.

Accessed by an internal hallway between the shop and rear store, stairs provide access to the split level ancillary living accommodation.

At lower ground floor level there is a kitchen and living room, upon the upper (first) floor there are 3 bedrooms, separate WC, and bathroom. The ancillary living accommodation may be also be suitable for storage purposes.

At the rear there is a an external store plus a yard area with space for parking several vehicles.

It is considered that the property offers development potential to extend and convert parts into self-contained residential units, subject to the usual consents.

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Accommodation

The property comprises of the following approximate net areas and dimensions:-

Internal Width:	18'5"	(5.62m)
Shop Depth:	20'9	(6.32m)
Sales Area:	324 sq ft	(30 sqm)
Rear Store:	85 sq ft	(8 sqm)
Lower Ground Floor:	391 sq ft	(36 sq m)
Upper/First Floor :	350 sq ft	(33 sq m)
External Store:	Not measured	

Planning

The property was latterly used as a Hot Food Takeaway. It is understood the existing planning consent is Hot Food Takeaway (SUI Generis), although interested parties should verify for themselves. Other uses may be suitable, subject to planning consent.

Terms

The property is available for sale Freehold with vacant possession. A letting would be also considered upon terms to be agreed.

Freehold:	£250,000
Lease:	£19,500 per annum exclusive

VAT

It is understood that VAT will not be charged, although interested parties should verify for themselves.

Energy Performance Certificate (EPC)

The property has a rating of 120(Band E).

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

Rating Assessment*

Rateable Value (Shop): £6,100
Council Tax Band (Flat): A

***The property may qualify for 100% small business rates relief.**

*This is not the amount you will pay. Multiply the rateable value by the multiplier (before any relief is deducted – see below). For 1/4/24 to 31/3/25, the standard multiplier is 51.2p, and small business multiplier is 49.9p.

*Eligible small businesses will pay no business rates where they occupy premises having a rateable value of less than £12,000.

Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for transitional arrangements and small business rates relief scheme.

Video Tour

Click [here](#) for an external & internal You Tube Video Tour Link.

Viewing

Strictly by prior appointment with :-

Nicholas Brett & Co (See contact details)

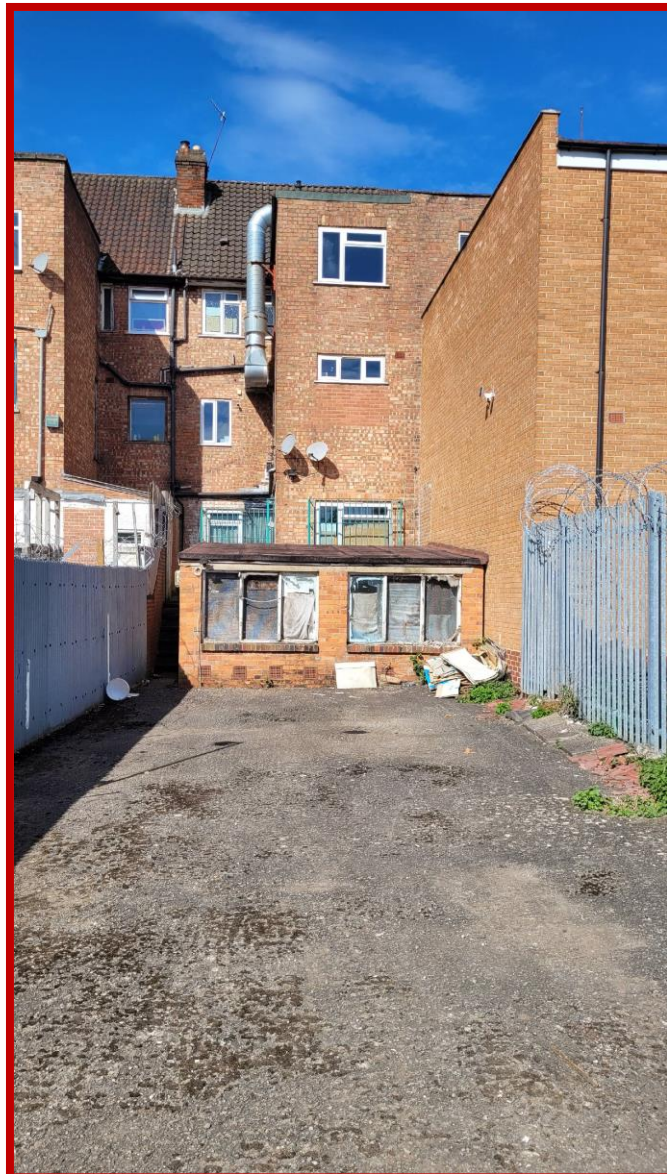
Subject to Contract - October 25

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Rear elevation, yard & car park



Rear Yard & Car Park

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