

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

**FREEHOLD PREMISES AND POTENTIAL  
DEVELOPMENT SITE**

**FOR SALE**

**835/839 BRISTOL ROAD SOUTH  
NORTHFIELD  
BIRMINGHAM  
B31 2PA**



**TOTAL FLOOR AREA 519.41m<sup>2</sup>/5,591 sq ft**

**Site Area 0.4 acres**

**Prominently situated on Bristol Road South with strong visibility to Northfield By-Pass**

**PLANNING CONSENT GRANTED FOR DEMOLITION OF EXISTING RETAIL UNIT  
AND ERECTION OF A NEW RETAIL UNIT TOTALING 5000 sq ft (GIA) AND EIGHT  
RESIDENTIAL UNITS**

**0121 321 3441**

## LOCATION

The property is prominently situated on Bristol Road South, Northfield, close to its junction with Lockwood Road. Occupiers in close proximity on Bristol Road South include KFC, Aldi and B&M with Sainsburys Supermarket situated immediately on the opposite side of the A38.

Northfield is situated approximately 3.5 miles south west of Birmingham city centre.

The rear of the site is clearly visible from the A38 Northfield By-Pass, which continues in a north easterly direction into Birmingham City Centre and also continues in a south westerly direction onto the M5 motorway which provides access to M6 and M42.

## DESCRIPTION

The premises comprise a detached retail warehouse with forecourt parking for approximately 10 / 12 cars with further outside storage space to the side and rear of the premises.

The premises comprises the following approximate floor areas:-

Ground Floor Retail:	436.06m <sup>2</sup> /4.694 sq ft
Stores	76.07m <sup>2</sup> /819 sq ft
Office	7/20 m <sup>2</sup> /78 sq ft

**Total Floor Area      519.41m<sup>2</sup>/5,591 sq ft**

## SITE AREA:

0.16 hectares / 0.4 acres.

## TENURE

Freehold.

## ASKING PRICE

Offers invited.

**Guide Price – Offers in excess of £500,000**

## PLANNING

Planning consent has been granted for the demolition of the existing retail unit and erection of a new two storey retail unit and eight residential units.

Application No. 2017/08826/PA)

A copy of the planning application is available upon request or via Birmingham City Council Planning Portal.

Interested parties are advised to make their own enquiries with the Local Planning Authority (Birmingham City Council).

## BUSINESS RATES

Rateable Value £31,000 obtained from the Valuation Office Rating List.

## ENERGY PERFORMANCE CERTIFICATE

Assessment waited.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT.

## VIEWING

***Strictly by appointment, please contact***

***Burley Browne on 0121 321 3441.***

***For further information:***

***Contact: David Hemming MRICS***

***Direct Line: 0121 362 1530***

***Mobile: 07841 234160***

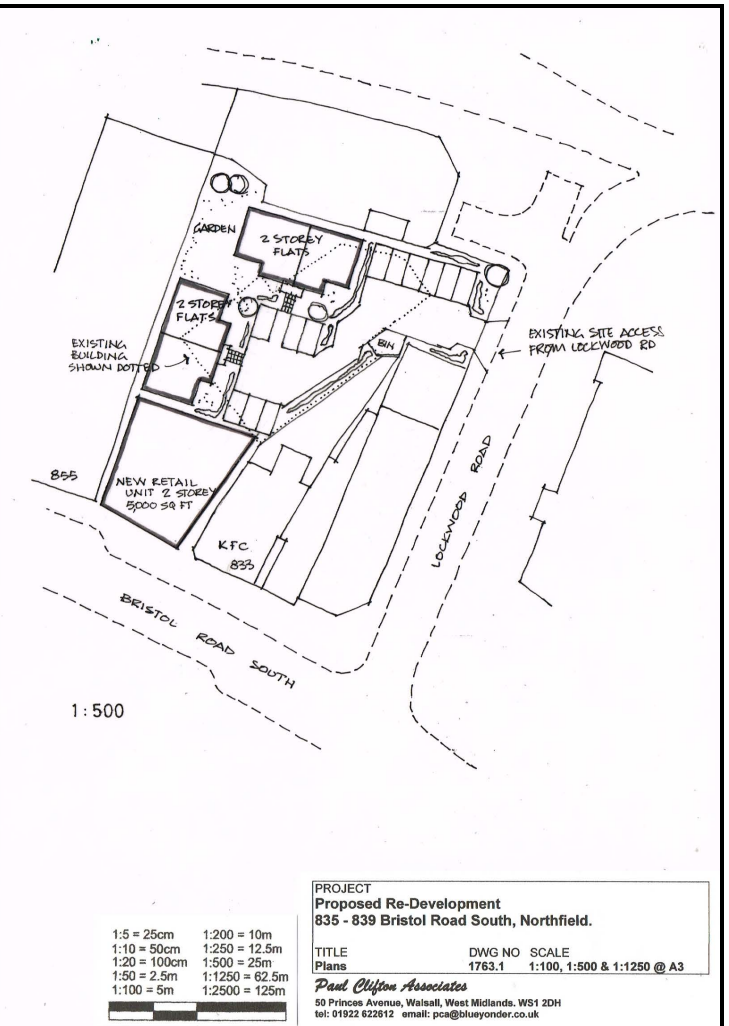
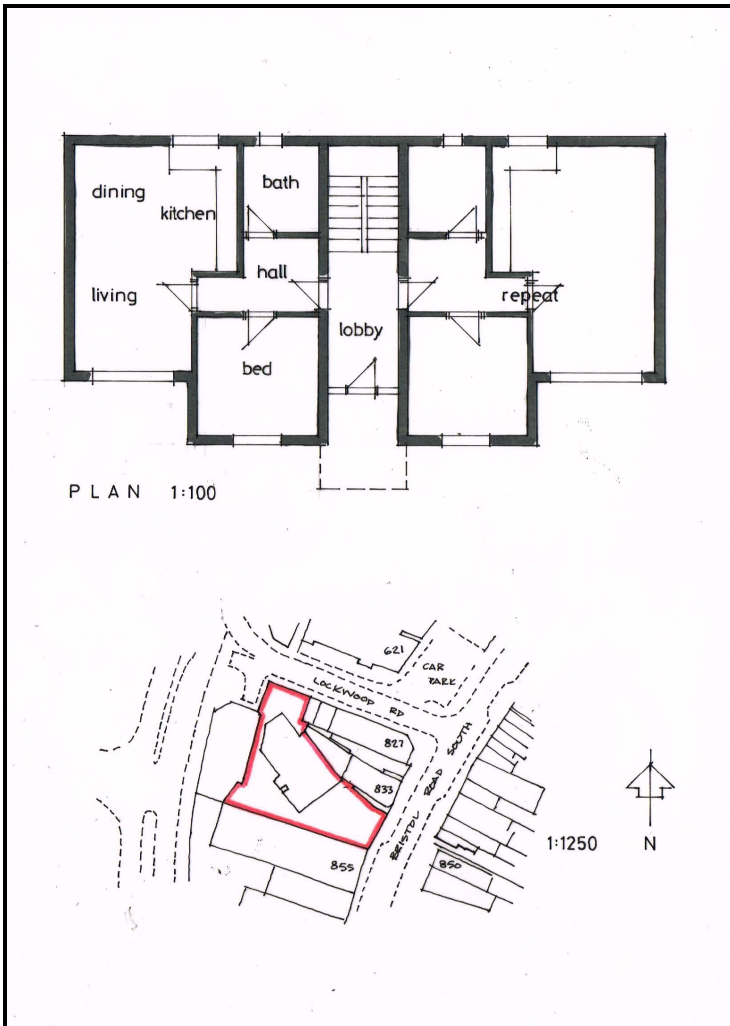
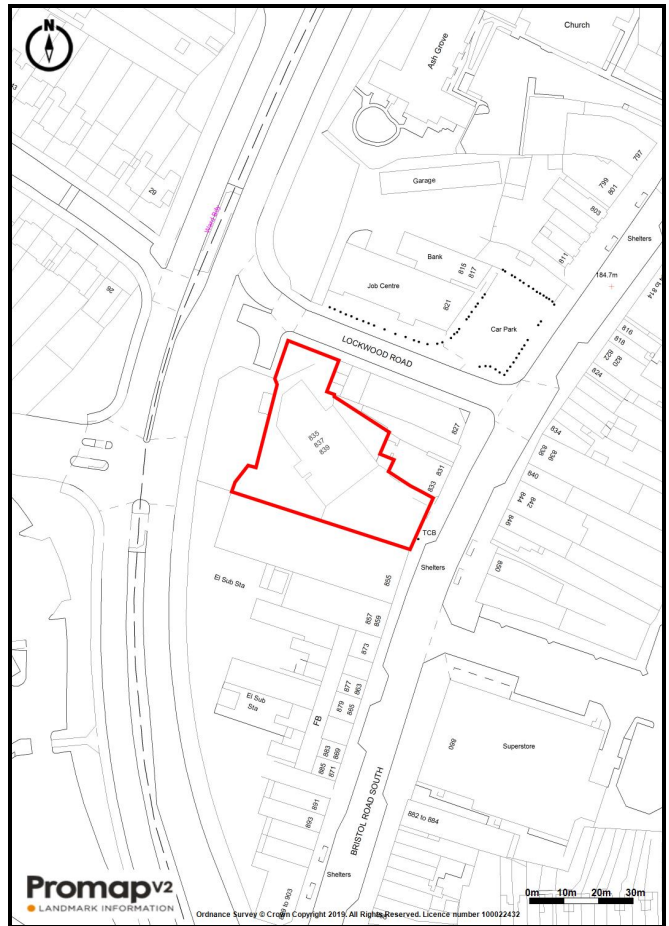
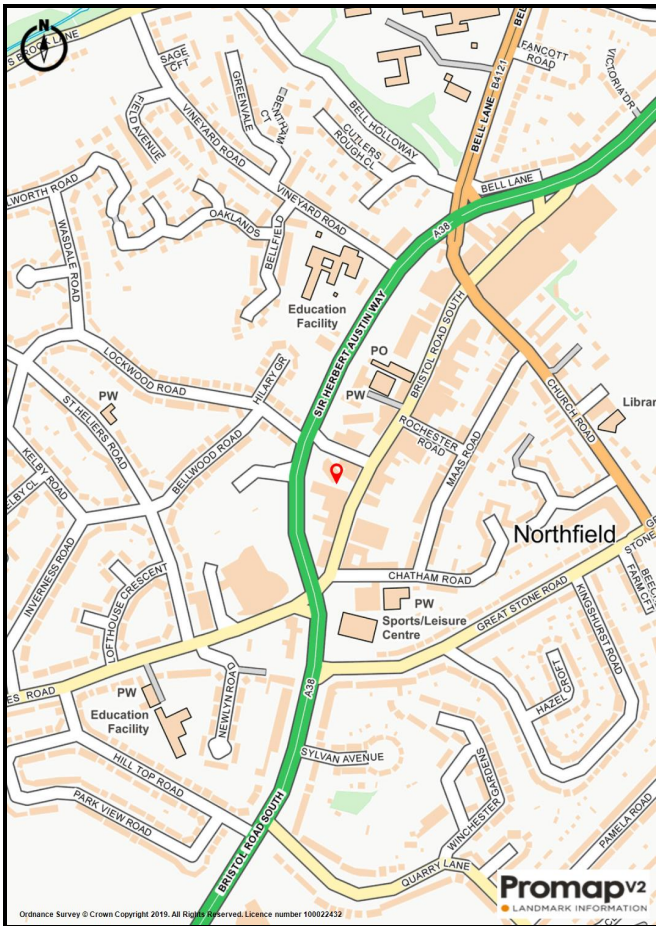
***Email: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)***



For the latest news, [follow us](#) on twitter

**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE. 9398**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



Above – extract of plans from Application Number 2017/08826/PA

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

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.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

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.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
Registered in England No. 5488324  
Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**