Balsall Heath, 428-430 Moseley Road, B12 9AT
Retail/Commercial Premises – Freehold – Potential Conversion Residential Opportunity - Available due to relocation / Business Unaffected

LOCATION
The property occupies a prominent position fronting Moseley Road approximately 1 mile south east of Birmingham city centre in a mixed commercial and residential location. The property is situated for access to the Birmingham middle ring road via Belgrave Middleway and having easy access to the major roads serving the city centre and surrounding conurbations being nearby the Aston Expressway (A38) provides access to the national motorway network via the M6 at junction 6 which is circa 3 miles to the north. The immediate area contains a mix of local retailers which include cafes, takeaways, hairdressers, as well as a number of schools in the near vicinity.

DESCRIPTION
The property comprises an end of terrace part three storey, part two storey building of traditional brick elevations with a mix of pitched tiled roofs with flat roof extensions to the rear. Access is available to the rear of the property off St Pauls Road which provides the connection to the enclosed rear yard and former garages. The ground floor of the property until recently has been occupied by a funeral directors and provides a mix of cellular rooms with carpeted floors and suspended ceilings. The upper floors provide a mix of cellular rooms and are in need of various remedial works to allow for occupation. To the rear of the property is an enclosed surface rear car park with single storey twin bay carriages. These are of brick elevations with asbestos sheet cladding to the elevations with pitched asbestos corrugated sheet clad roofs of portal framed construction.

ACCOMMODATION
Floor areas have been taken from the Valuation Office Agency website and will need to be verified by the purchasers.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Square Metres</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Ground Floor</td>
<td>180.6 sq m</td>
<td>1,944 sq ft</td>
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<tr>
<td>First Floor</td>
<td>199.1 sq m</td>
<td>2,143 sq ft</td>
</tr>
<tr>
<td>Rear Garages</td>
<td>347.1 sq m</td>
<td>3,736 sq ft</td>
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The second floor of the property has not been included within the valuation office assessment.

TENURE
The premises are available by way of a sale of the freehold interest with vacant possession upon completion.

PRICE
Offers in excess of £475,000 are invited.

RATES
The information supplied by the Valuation Office Agency is as follows:-

Rateable Value   £23,250

Interested parties are advised to contact the Local Authority for further details.

USE
The premises currently benefits from consent for use as a funeral directors. Interested parties are advised to check with the local authorities as to their intended use.

LEGAL COSTS
Each party will be responsible for their own legal costs.

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VIEWING
All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

Best and final offers to be submitted by 5pm on Tuesday 17th December.

CONTACT
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johnsonfellows.co.uk
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