



£240,000 None

Priory Road, Hall Green, Birmingham

Shop | 2 Bedrooms | 1 Bathroom

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Property Description

Black and Golds are proud to offer this opportunity to purchase a fully let freehold investment located within a parade of shops, ideally situated along Priory Road, Hall Green B28.

## Main Particulars

Black and Golds are proud to offer this opportunity to purchase a fully let freehold investment located within a parade of shops, ideally situated along Priory Road, Hall Green B28.

### DESCRIPTION

FULLY LET FREEHOLD INVESTMENT, the property comprise a ground floor retail unit, 2 bedroom flat above and storage unit to the rear generating the following income, main shop and rear store with WC and small kitchen area, currently rented out at £6840 gross with lease running until March 2024, there is also a 2 bed first floor flat generating £6000 PA gross, held on an AST on a periodic basis. The storage unit generates £1200 PA on a periodic basis.

### ACCOMMODATION

Ground floor retail shop, front sales area, Rear Office, Separate Kitchen, separate WC.

Flat above, access gained via the frontage. Reception Room, 2 x Bedroom, Kitchen, Bathroom

### STORAGE UNIT

To the rear of the property is a very useful storage Garage unit with electricity and a roller shutter door. This is currently being rented at £1200 PA on a periodic basis

### TERMS

The ground floor shop is rented until March 2024 at £6840 PA and the first floor flat is rented from at £6000 further details are available on request.

### OUTGOINGS

Current rateable value £4,350, however may be small business exempt, subject to status.

### VAT

We understand there is no VAT payable on the purchase.

### LEGAL COSTS

Each party to be responsible for their own legal expenses.

#### PARKING NOTES

On street parking to the front of the property.





Telephone: 0121 249 6207

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