



SITUATION

Located opposite the junction with Station Road in the heart of the town centre, 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.

Also the property is near the new Rail 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.

PROPERTY

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.

Refer to the Auctioneers for the floor plans and video tour of the flat.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'6" Built Depth 64'0" WC Area Approx. 678 sq ft	S. B. Vanant (Picture Framing / Lighting/ Mirrors & Glass Cutting)	5 years from 11th May 1998	£7,800	FRI Holding over. Note: The tenant's family also trade from the adjoining shop which is not included in the sale.
First & Second Floor Flat	4 Bedrooms, Living Room, Kitchen, Shower Room/WC & sep. WC Area Approx. 1,119 sq ft			VACANT	

¹Not inspected by Barnett Ross.
Areas taken from EPCs.

**Total: £7,800 plus
Vacant 4 Bed Flat**

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Vacant 4 Bed Flat**

Vendor's Solicitors

GLS Solicitors

Tel: 0121 525 8899 Ref: Meena Jussel

Email: m.jussel@glssolicitors.co.uk

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

