



74 CRADLEY ROAD, CRADLEY HEATH, B64 6AG

FOR SALE

Mixed Use Investment Opportunity

TENURE

Freehold.

Purchase Price

Offers in the region of £325,000

Prominent vacant retail unit in the heart of Cradley Heath

Asset management opportunities

3 residential dwellings above

Currently producing £11,880 per annum

Location

The property boasts a prominent position on the busy Cradley Road with a number of local retail & leisure occupiers in the near vicinity.

Description

The property comprises a ground floor vacant fully fitted fish & chip shop. The upper parts comprise a 1 no. 1 bedroom flat and 2 no. bed sits which currently produce a gross rental income of £11,880 per annum. Internal images of uppers available from the agent upon request.

Accommodation

Ground floor

Retail	727 sq ft
Prep Area 1	300 sq ft
Prep Area 2	107 sq ft
Prep Area 3	64 sq ft

Total NIA 1,198 sq ft

First Floor

1 bedroom flat	-
2 x bedsit	-

Purchase Price

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Tenancies

Please contact the agents for copies of the assured shorthold tenancies.

V.A.T.

The property is not VAT registered.

Rating Assessment

Rateable value: £7,600

U.B.R.: 51.2p in the £ (2023/2024)

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

* 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.

Fixtures, Fittings & Services

We have not tested any apparatus, equipment, fixtures, fittings or services. We therefore cannot verify they are in working order or fit for their purpose.

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Legal Costs

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

Energy Performance Certificate

Fish & Chip Shop – B44

Flat 1 – D60

Flat 2 – D65

Flat 3 – D58

Please contact the agent for further details.

Viewing

Contact – Michael Johnson and Co.

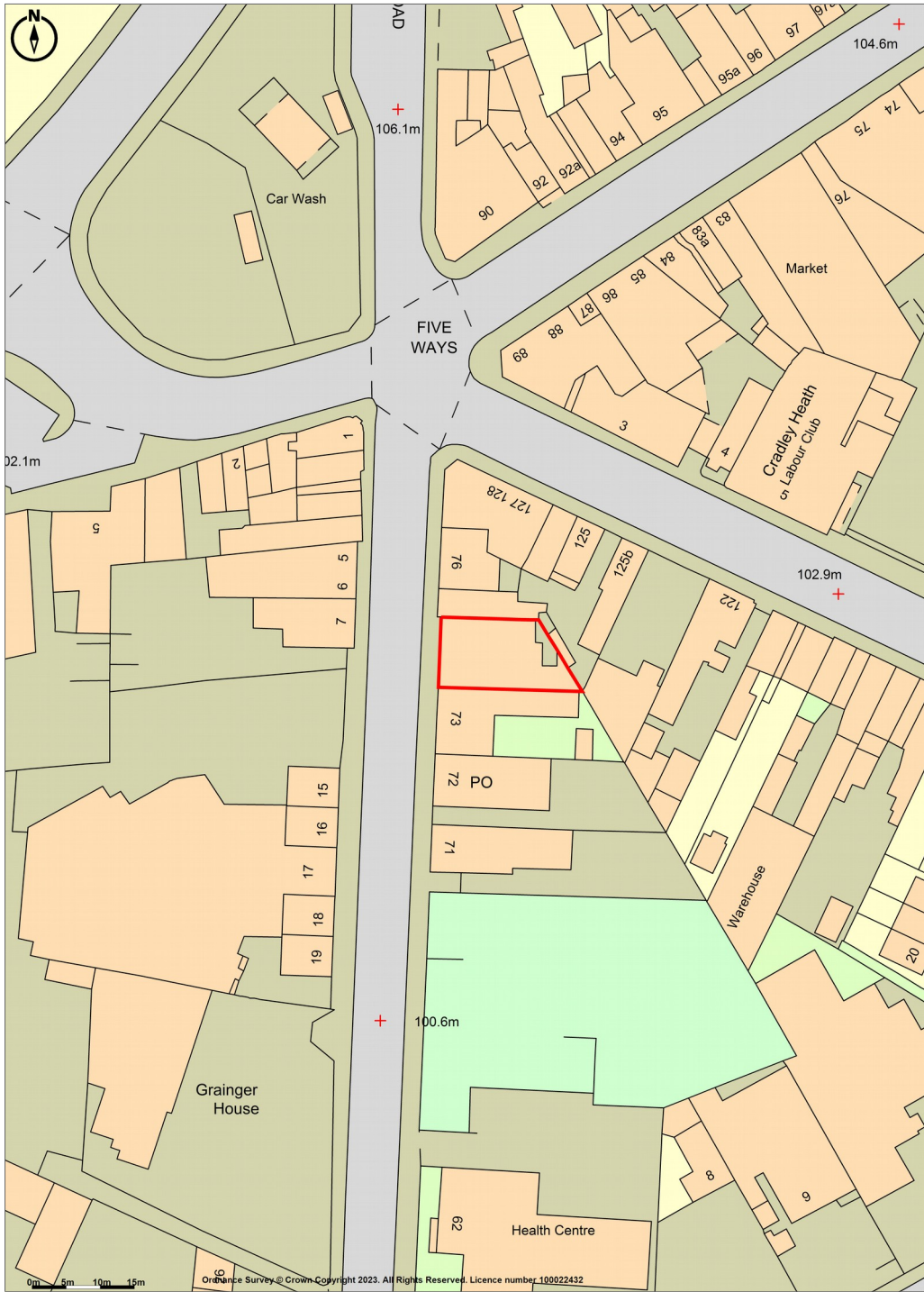
Tom Johnson

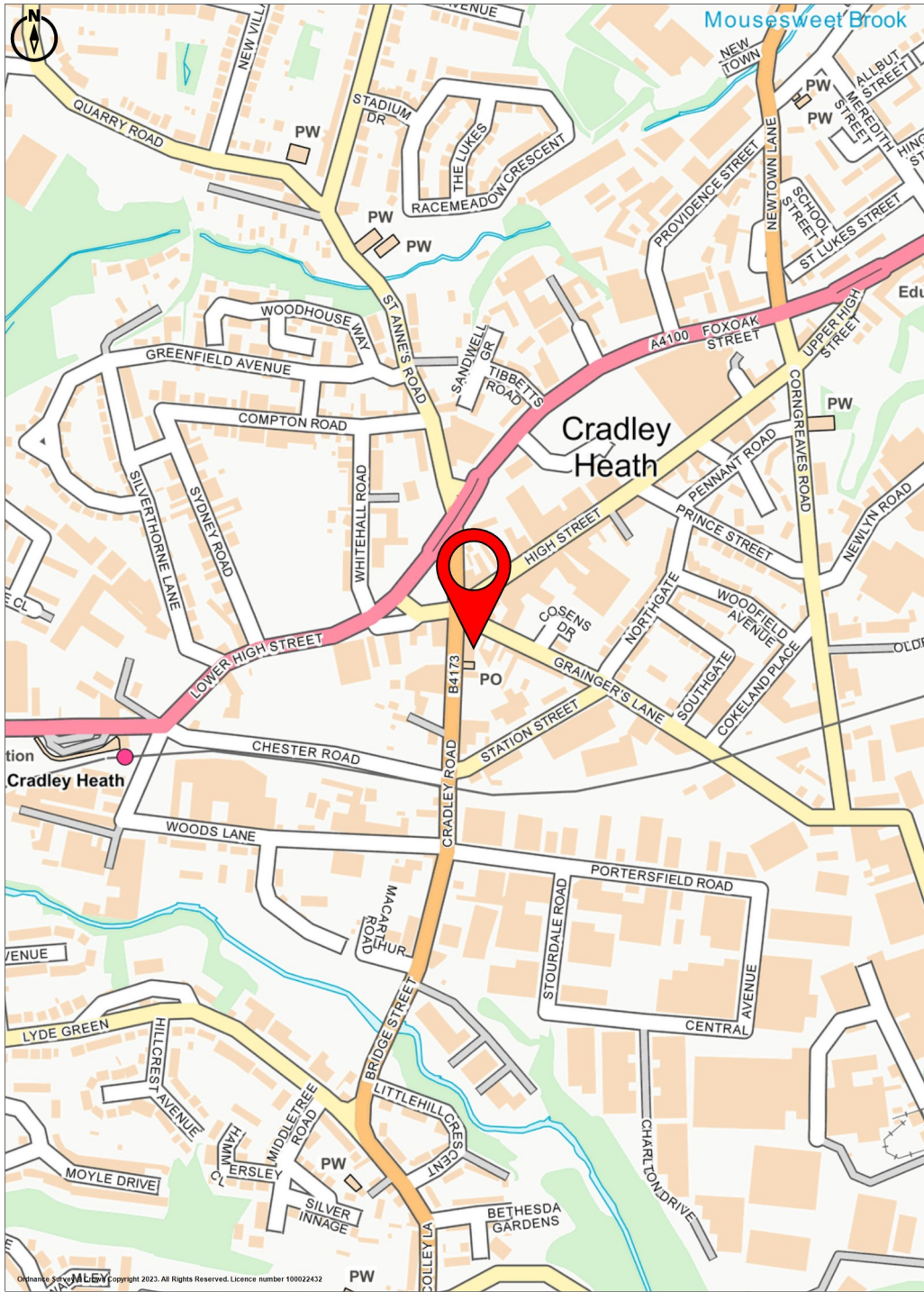
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