

# 144 Highfield Road

Hall Green, Birmingham, B28 0HU

SHEPHERD  
COMMERCIAL



## FOR SALE

2,706 SQ FT  
(251.40 SQ M)

£480,000

FREEHOLD – PART  
INCOME PRODUCING  
WITH VACANT  
SHOWROOM

- Income currently £19,200 per annum (rear workshop)
- The front showroom and offices are now vacant, offering immediate opportunity for owner occupation or re-letting.
- Asset management potential
- Prominent corner location adjacent to neighbourhood retail parade

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## Summary

Available Size	2,706 sq ft / 251.40 sq m
Price	£480,000
EPC	D (92)

## Description

The property comprises a detached corner building providing ground floor showroom accommodation with first floor offices together with a self-contained rear workshop.

The front showroom and offices are currently vacant. The rear workshop remains let, producing £19,200 per annum.

The whole of the property stands back from the road behind a tarmac forecourt, providing display parking for approximately 17 vehicles.

Access to the showroom is by way of timber concertina doors from the front elevation and a sliding aluminium door to the side elevation. Internally the floors are of solid construction and the property has a suspended ceiling throughout with fluorescent lighting.

## Location

The premises are located on the corner of Highfield Road and Blackburne Road in Hall Green, some 5 miles south of Birmingham City Centre. Highfield Road provides excellent access to the A34 Stratford Road and is one of the main arterial routes serving Birmingham City Centre. The surrounding locality is a mixture of residential and retail properties.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom	1,463	135.92	Available
1st - First floor offices	343	31.87	Available
Ground - Rear workshop	900	83.61	Available
<b>Total</b>	<b>2,706</b>	<b>251.40</b>	

## Tenure

- Rear workshop – Let at £19,200 per annum
- Front showroom & offices – Vacant

The vacant accommodation provides potential for rental enhancement, alternative use (STP) or owner occupation.

The front showroom and offices were previously let at £32,000 per annum, indicating scope for reversionary income growth.

## Services

We understand that all mains services are connected to the property.

## Rating Assessments

There are two assessments for the property as follows:-

Ground floor showroom and offices - £25,750

Rear workshop - £4,450

## EPC

D(92)

## Legal Costs

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

## Viewing

Strictly by appointment with the Agents,



