



 4  
Bedrooms

 1  
Bathroom





Pam Estates Ltd are proud to offer this mixed retail and residential three storey investment premises for sale. The property is prominently situated on Capehill. Benefitting from regular public passing trade & transport, the property benefits from excellent road links into the city and wider midlands network. The surrounding area comprises of a number of similar retail units, small industrial properties and residential dwellings.

**Description:** The property comprises over three floors and has excellent frontage onto Capehill. The ground floor offers versatile retail accommodation with fitted kitchen and bathroom. To the first floor there is 2 bedrooms with landing and stairs to the third floor having 2 further bedrooms currently used for storage.

**Sales Area:** 13'4" x 16' 7" (4.08m x 5.09m)

**Sales Area:** 12'3" x 7'3" (3.74m x 2.22m)

**Kitchen:** 13'5" x 8'4" (4.11m x 2.56m)

**Bathroom:** 8'1" x 7'6" (2.46m x 2.31m)

**Bedroom One:** 13'8" x 17'1" (4.20m x 5.21m)

**Bedroom Two:** 12'4" x 8'2" (3.77m x 2.49m)

**Bedroom Three:** 13'8"m x 15' (4.20m x 4.52m)

**Bedroom Four** 12'3" x 7'8" (3.74m x 2.37m)

**Price Description:** We are instructed to seek offers in the region of £175,000 subject to contract.

**Tenure:** We are advised by the vendor, freehold of the property is available with vacant possession on completion.

**Rates and Rateable Value:** Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential reliefs available, with Birmingham City Council.

**Services: (Not Checked or Tested)** We are advised that the mains water, electricity and drainage are connected and available. However interested parties are advised to check the position with their advisors or contractors.

**Legal Costs:** Each party will be responsible for their own legal costs incurred.

**Planning:** Interested parties are advised to make their own enquiries with the local planning in respect of their own proposed use of the property.

For further information and viewings contact sole agents Pam Estates Ltd.

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Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**63**

This is how energy efficient the building is.

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