



## 1173 Bristol Road South

Northfield, Birmingham, B31 2SL

**£200,000**



RETAIL shop front property with 2 Bedroom flat above - IDEALLY located on Bristol Street South.  
Featuring Ground Floor Retail Premises with 2 Bed Flat above



## Property Description

The property is situated in a prominent position along Bristol Road South (A38), one of the main arterial routes serving South Birmingham and providing direct access to Birmingham City Centre approximately 6 miles to the north.

The location benefits from excellent connectivity, with the A38 providing direct links to Junction 4 of the M5 motorway to the west and Junction 2 of the M42 motorway to the south, facilitating access to the wider Midlands motorway network. Public transport provision is strong, with frequent bus services operating along Bristol Road South and nearby Longbridge railway station providing regular services to Birmingham New Street and the wider rail network.

The property comprises a mixed-use premises of traditional masonry construction, surmounted by a pitched tiled roof.

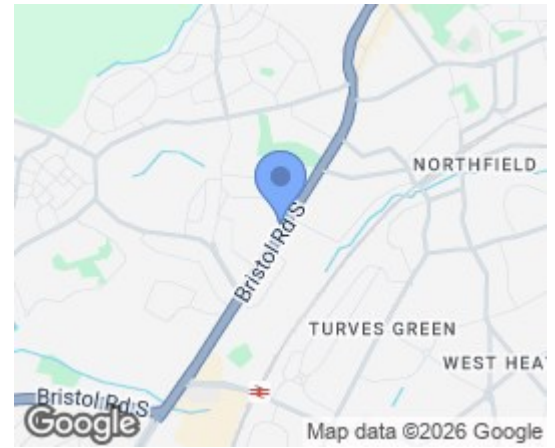
The ground floor is vacant and provides predominantly open plan retail accommodation, together with ancillary kitchen and WC facilities. The unit benefits from a glazed shop frontage, pedestrian access door and external roller shutter security.

A separate pedestrian entrance to the front elevation provides independent access to the first floor residential accommodation. The flat is arranged to provide a lounge, two bedrooms, kitchen and shower room.

Current Rental Income from Flat £100 pw

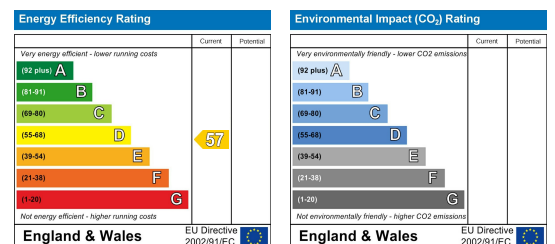
Potential Rental Income from Shop in excess of £20,000

## Area Map



## Floor Plans

## Energy Efficiency Graph



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