

6 Dark Lane, Hollywood, Birmingham, B47 5BN



FOR SALE

Residential premises with income producing trading estate

Gross Internal Area: 6,154 ft² on 0.45 acres

6 Dark Lane, Hollywood, Birmingham, B47 5BN

Freehold residential property with a part-tenanted trading estate to the rear providing further asset management or residential development opportunity.

Overview

- Freehold Premises
- Future Development Opportunity
- Three vacant units which are easily rentable.
- 5 Bedroom freehold premises.
- Further land assembly opportunity to create residential development.
- Income producing residential property.
- Four Bedroom property with separate one-bedroom annexe.



Location

The property is located along Dark Lane in the Hollywood area of Birmingham. Hollywood is a well-established residential location providing good transport links to Birmingham City Centre and the M42 Motorway.

Nearby train stations include Wythall and Whitlocks End which offer commuting services between Birmingham and Stratford-Upon-Avon.

Description

The property comprises of a detached five-bedroom property of traditional brick construction surmounted by a pitched tiled roof. The property has been extended by the current owner to provide a wealth of ground floor accommodation including a large dining kitchen, two reception rooms, a conservatory as well as a separate annexe providing bedroom, utility and en-suite facilities. To the first floor there are four bedrooms, one with en-suite, a family bathroom and separate shower room.

The property provides an income producing trading estate which is

accessed via a separate, gated service road adjacent to the property and provides six self-contained lock-up warehouse units. The site extends to circa 0.31 acres and provides an asset management opportunity as well as a potential for further development.

Only three of the units are currently tenanted, as the owner has chosen not to rent the properties out, a tenancy schedule is available on request from the agent.

Accommodation

Residential 1,834 ft² (170.38 M²) plus out buildings totalling 387 ft² (35.95 M²)

Warehousing (taken from VOA website as not all units were accessible) 4,320 ft² (401.33 M²) approx.

Site area 0.45 acres or thereabouts.

Price

Price on Application



VAT

We understand that the property is not elected for VAT.

Legal Costs

Both Parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

Services

We understand that all mains services are available on site.

The agent has not tested the suitability of the connections and recommends that all parties carry out their own investigations.

Energy Performance

Available on request.

Viewing

Strictly via the sole agents Siddall Jones on **0121 638 0500**.



Siddall Jones | [The Mint](#) | [95 Icknield Street](#) | [Birmingham](#) | [B18 6RU](#)

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.