

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

FOR SALE FREEHOLD SHOP WITH PART INVESTMENT



Being
**1569 STRATFORD ROAD
HALL GREEN
BIRMINGHAM
B28 9JA**

- Ground floor shop has the benefit of A1 café consent
- First Floor flat let on 12 month AST Producing £565 per calendar month

FREEHOLD OFFERS INVITED BASED ON £248,000

LOCATION:

The premises are located within a well established retail parade fronting the Stratford Road in Hall Green, close to the Robin Hood Island. The main retail centre of Shirley and Solihull are in close proximity and all local amenities are within the immediate vicinity including schooling, transport, shopping etc.

DESCRIPTION:

The ground floor café has an internal frontage of 15' 9 and a sales depth of 28' 10. There is a double fronted aluminium framed plate glass display window to the front elevation, floors throughout are of solid construction and lighting is by way of spot lights and fluorescent fittings. To the rear of the property is a paved yard and detached garage. This rear access also provides entrance to the first floor self contained flat.

ACCOMMODATION:

Ground Floor

Café	488 sq ft
Inner hall	
Understairs cupboard	
Kitchen	104 sq ft
Preparation area	131 sq ft
Rear lobby	95 sq ft
WC	

First Floor

Self contained flat with kitchen, bathroom/W.C, bedroom, living room.

Outside paved yard and detached garage

TENURE:

The premises are available on a Freehold basis with vacant possession of the ground floor and an occupational tenant to the first floor flat.

RATING ASSESSMENT:

The premises have a rateable value of £9,200.00

SERVICES:

All mains services are connected to the property

PURCHASE PRICE:

Offers are invited based on £248,000.00

VIEWING:

Strictly by appointment with the sole Agents.

Telephone:

Shepherd Commercial – 01564 778890

Email:

enquiries@shepcom.com

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property