

# SHEPHERD COMMERCIAL

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## 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. The whole of the property stands back from the road behind a tarmac forecourt providing parking for 2 vehicles.

***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.

The property has good security provided by a roller shutter door to the front elevation.

***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 rear garden and rear detached garage having access from a rear service road with right of way.

***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.

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