

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 OFFICES OF 3346 SQ FT



Being
**1 HIGHFIELD ROAD
HALL GREEN
BIRMINGHAM
B28 0EL**

- High quality refurbished offices
- Parking to both the front and rear
- Freehold

**PURCHASE PRICE:
OFFERS ARE INVITED BASED ON - £660,000**

LOCATION

The premises are located close to the corner of Highfield Road and Stratford Road in the Hall Green district of Birmingham, some five miles south east of Birmingham City Centre and three miles to the south of Solihull Town Centre. The premises are situated within a mixed commercial and residential locality, with all main amenities being in the local vicinity including shopping, schooling, transport etc...

DESCRIPTION:

The premises comprise a centre terraced building of two storey brick construction, with a large single storey rear extension, with the whole of the property standing back from the road behind a tarmac forecourt providing parking for some five vehicles. To the rear of the property is a further area of hard standing for a further four vehicles.

Internally the accommodation which has been refurbished to a very high standard as offices throughout provide to ground floor with large glazed frontage opening directly in to the partitioned office accommodation of which nine private offices and meeting rooms have been created.

The first floor to the front elevation provides a further four offices and kitchen.

The accommodation provides 3346 sq ft of useable floor space.

TENURE:

The premises are to be offered on a freehold basis with full vacant possession.

SERVICES:

We understand all mains services are connected to the property.

RATING ASSESSMENT:

The premises have a rateable value of £31,500.

PURCHASE PRICE:

Offers are invited based on £660,000.

VAT:

Prices quoted and subject to VAT where applicable.

VIEWING:

Strictly by appointment with the sole Agents. - **Shepherd Commercial – 01564 778890.**

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.

E-mail: enquiries@shepcom.com

Web Site: www.shepcom.com

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