

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

DRAFT
FOR SALE BY PRIVATE TREATY
WITH POSSESSION OF THE GROUND FLOOR
UPON COMPLETION
RETAIL PREMISES WITH SELF CONTAINED LIVING
ACCOMMODATION



Being:
282 BALDWINS LANE
HALL GREEN
BIRMINGHAM
B28 0XB

- ◆ **Ground floor sales area**
- ◆ **First floor self contained duplex**
two bedroom flat - let and producing £550 per
calendar month
- ◆ **Freehold**

PURCHASE PRICE - OFFERS ARE INVITED BASED ON £248,000

LOCATION:

The premises are located within a neighbourhood retail parade fronting Baldwins Lane in Hall Green, serving a very large residential locality and being some half a mile distance from the Robin Hood Island roundabout. All local amenities are in the immediate vicinity including schooling, shopping, post office etc.

DESCRIPTION:

The property comprises of a centre terraced building of three storey brick construction surmounted by a pitched tiled roof, set back from the road behind a small service road/forecourt.

The ground floor can be used for retail sales or office purposes, comprising two rooms with an inner hall, W.C and kitchen. To the upper floor is a self contained flat, comprising living room, bedroom, bathroom, kitchen on the first floor and a further bedroom on the second floor.

The sales area to the front has a galvanised plate glass display window to the front elevation and internally lighting is by way of fluorescent fittings and spot lights. Heating is by way of gas fire central heating radiators and the floors throughout are of wood construction.

Between the front sales area and the rear room is an inner hall, which also leads to the rear W.C. and kitchen. Room number 2 has a suspended timber floor, fluorescent lighting, central heating radiators and double glazed window units.

Access to the upper floor living accommodation is either by way of an internal rear staircase or an external metal fire exit.

ACCOMMODATION:

Ground Floor	
Sales Area	294 sq ft
Inner Hall	
Room 2	162 sq ft
Under stair storage	
W.C.	
Kitchen	65 sq ft

Net Internal Floor Area 521 sq ft

Brick built storage at rear of property
Additional parking at rear

Whilst every effort has been made to ensure that the above floor areas are accurate and have been measured as in accordance with the RICS code of measuring practice, we would recommend that interested parties should verify these for themselves.

SERVICES:

We understand all main services are connected to the property.

TENURE:

The premises are to be offered for sale on a freehold basis with vacant possession of the ground floor shop. The first floor tenant occupies under an assured shorthold tenancy at a rent of £550 per calendar month.

RATING ASSESSMENTS:

The rateable value is £6,200.

We would advise all interested parties to confirm the above figures with Birmingham City Council Rates Department on 0121 303 5509/5510 or 5511 for confirmation/clarification.

VIEWING:

Strictly by appointment with the Agents - Shepherd Commercial:

Telephone No. 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.*

E-mail: enquiries@shepcom.com

Fax: 01564 739439

Web Site: www.shepcom.com

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