

# SHEPHERD COMMERCIAL

Suite 1B, 1<sup>st</sup> Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU  
Tel: 01564 778890 Email: [enquiries@shepcom.com](mailto:enquiries@shepcom.com) Web: [www.shepcom.com](http://www.shepcom.com)

## FOR SALE BY PRIVATE TREATY WITH VACANT POSSESSION UPON COMPLETION FREEHOLD OFFICES OF 2270 SQ FT



Being

**338 STRATFORD ROAD  
SHIRLEY  
SOLIHULL  
B90 3DN**

- Freehold offices fronting the main Stratford Road in Shirley
- Limited off road parking to the rear
- Free public car park located to the rear
- Can be split to create a rear separate office suite

**PURCHASE PRICE:**

**OFFERS ARE INVITED BASED ON - £650,000  
FOR THE FREEHOLD INTEREST**

***LOCATION***

The premises are located fronting the Stratford Road in Shirley, some three miles to the south of Solihull Town Centre and being in close proximity to junction 4 of the M42 Motorway, approximately two miles distance. All local amenities are in the immediate vicinity including shopping, schooling, transport etc.

***DESCRIPTION:***

The property comprises a semi detached building of two storey brick construction with a large rear two storey extension to the rear car park which is accessed off School Road. The property has been configured as offices throughout, briefly comprising a reception, three office, boardroom, filing room and rear office to the ground floor with a further three offices partitioned in to six separate private offices to the first floor.

Floors throughout the ground floor are of solid construction and lighting is by way of fluorescent fittings. Heating is by way of gas fire central heating radiators and part air conditioning.

The accommodation provides in total 2770 sq ft of useable floor space as follows:

**Ground Floor**

Reception  
Three offices  
Boardroom  
Filing room  
Corridor through to W.C.'s x 2  
Kitchen  
Rear office with separate access

**First Floor**

Rear office  
Kitchen  
Middle office  
Six portioned offices

***TENURE:***

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

***SERVICES:***

We understand all mains services are connected to the property.

***RATING ASSESSMENT:***

The premises have two assessments:  
338 Stratford Road - rateable value of £18,250  
Rear of 338 Stratford Road - rateable value of £6,200

***PURCHASE PRICE:***

Offers are invited based on £650,000 for the freehold interest.

***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](mailto:enquiries@shepcom.com)*

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