

# SHEPHERD COMMERCIAL

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## **FOR SALE/MAY LET BY PRIVATE TREATY FREEHOLD WAREHOUSE & OFFICES**



Being:

**267 CRANMORE BOULEVARD  
SHIRLEY  
SOLIHULL  
B90 4QF**

- Ground floor warehouse
- First floor offices and light storage
- Two car parking spaces

**OFFERS INVITED  
BASED ON £120,000 FOR THE FREEHOLD INTEREST  
RENTAL £11,000 PER ANNUM**

***LOCATION:***

The premises are located down a service driveway running due south off Cranmore Boulevard in Shirley, close to its junction with the A34 Stratford Road and in close proximity to the David Lloyd Fitness Centre, Solihull Cranmore.

The surrounding locality is a mixture of commercial and residential users with all local amenities being in the immediate vicinity including schooling, transport, shopping etc.

***DESCRIPTION:***

The property comprises a centre terraced building of brick construction, surmounted by a mono pitched roof of corrugated asbestos cement. The building was originally single storey but at some time a floor has been constructed to provide a unit of 2206 sq ft of gross floor area comprising warehouse to the ground floor, offices and stores to the first floor.

Floors throughout the ground floor are of solid construction and on the first floor are of suspended timber construction. Access into the warehouse is from a roller shutter door within the front elevation and there is a separate personnel door for access to the first floor, which can be sub let. Lighting is by way of fluorescent fittings and the first floor accommodation has the benefit of a suspended ceiling.

***ACCOMMODATION:***

**2206 sq ft of gross useable floor space**

***TENURE:***

The premises are to be offered for sale on a freehold basis with full vacant possession and subject to an annual service charge to cover the estate maintenance.

The Landlord may consider granting a lease for a term of years incorporating three yearly rent reviews at a rent of £11,000 per annum and on a full repairing and insuring lease.

***RATING ASSESSMENT:***

The premises have a rateable value of £6,400.

***SERVICES:***

We understand all mains services with the exception of gas are connected to the property.

***ENERGY PERFORMANCE CERTIFICATE***

The EPC is awaited.

***VAT:***

Prices quoted are exclusive of VAT where applicable.

**VIEWING:**

Strictly by appointment with the Agents

Shepherd Commercial – 01564 778890

Or via email to;

[enquiries@shepcom.com](mailto: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 tenant not proceed to completion.

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