

SHEPHERD COMMERCIAL

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FOR SALE FREEHOLD RETAIL INVESTMENT TOGETHER WITH FIRST FLOOR FLAT



Being
**360 GOSPEL LANE
OLTON
SOLIHULL
B27 7AJ**

- * **Ground floor occupied by way of a lease for a term of 15 years from 31 July 2009 current rent passing £6,000 per annum**
- * **Vacant first floor flat with estimated rental value of £5,000 per annum**
- * **Freehold**

PURCHASE PRICE

Offers invited based on £160,000 for the benefit of the freehold interest

LOCATION:

The premises are located within a neighbourhood retail parade fronting Gospel Lane in Olton and serving a very large residential catchment area, being some half a mile distance from the A34 Warwick Road and two miles north of Solihull Town Centre.

All local amenities are in the immediate vicinity including schooling, shopping, transport etc.

DESCRIPTION:

The property comprises a centre terraced building of two storey brick construction surmounted by a pitched tiled roof and set back from the road behind a tarmac forecourt.

The ground floor trades as an Indian takeaway known as Indigo Express, briefly comprising sales area, kitchen, preparation area, covered yard and rear open yard. To the first floor there is a self contained flat one bedroom flat with access from the road frontage.

ACCOMODATION

Sales area	189 sq ft
Kitchen	206 sq ft
Under stairs cupboard	
Rear lobby	
W.C.	
Preparation area	188 sq ft
Covered yard	
Rear open yard	

First Floor

Living room
Bedroom
Kitchen
Bathroom/W.C.

TENURE:

The premises are to be offered for sale on a Freehold basis subject to an occupational lease of the ground floor. This lease is for a term of 15 years from 31 July 2009, subject to a current rent passing of £6,000 per annum and on an internal repairing and upkeep of shop front basis.

The first floor flat is currently vacant and has an estimated rental value of £5,000 per annum

RATING ASSESSMENTS:

The ground floor rateable value is £2,950

We would advise all interested parties to confirm the above figures with Solihull Metropolitan Borough Council Rates Department 0121 704 6000 for confirmation of the rates payable.

SERVICES:

We understand all mains services are connected to the property.

ENERGY PERFORMANCE RATING:

The Energy Performance Rating is D

PURCHASE PRICE

Offers are invited based on £160,000 for the benefit of the freehold investment.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the Agents.

Shepherd Commercial Ltd – 01564 778890 Or via email to; 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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