

# SHEPHERD COMMERCIAL

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## FOR SALE RETAIL SHOP & UPPER FLOOR LIVING ACCOMMODATION



being  
**286 BALDWIN'S LANE  
HALL GREEN  
BIRMINGHAM  
B28 0XB**

- ◆ Frontage 17' 10"
- ◆ Sales Depth 31 feet
- ◆ 1<sup>st</sup> Floor Flat – Let on AST Producing £400 PCM
- ◆ Rear Car Parking
- ◆ EPC Rating C

**PURCHASE PRICE**

**OFFERS ARE INVITED BASED ON  
£245,000 FOR THE FREEHOLD INTEREST**

### ***LOCATION:***

The property is located on the southern side of Baldwins Lane within a parade of some twenty similar sized retail and business units, set within the heart of a large residential catchment area. Good access is provided to the A3400 Stratford Road approximately half a mile distance and from there to Birmingham City Centre some 6 miles to the north and Solihull Town Centre 4 miles to the east.

### ***DESCRIPTION:***

The property comprises of a centre terraced three storey building of brick construction standing under a pitched tiled roof, and standing back from the road behind a tarmacadam and paved forecourt.

The accommodation to the ground floor provides a sales area, having a double fronted plate glass aluminium framed display window, suspended floors, suspended ceiling, fluorescent lighting and gas fired central heating radiators. To the rear of the sales area are two private offices, and the rear wing of the property comprises of a kitchen, two WC's and a further private office.

The upper floors comprise a self contained two bedroom flat, with rear access.

### ***ACCOMMODATION:***

#### ***Ground Floor***

Sales Area	555 sq ft
Office 1	98 sq ft
Office 2	102 sq ft
Kitchen	64 sq ft
WC's x 2	
Office 3	96 sq ft

**Net Internal Floor Space                      915 sq ft**

Rear enclosed car park

#### ***Upper Floor Flat***

Living room  
Kitchen  
Bathroom/WC  
Bedrooms

### ***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 and subject to a occupational lease of the upper floor residential accommodation.

***RATING ASSESSMENTS:***

The rateable value is £9,900

*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.*

***PURCHASE PRICE:***

Purchase price - £245,000

***VIEWING:***

Strictly by appointment with the 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.*

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