

# SHEPHERD COMMERCIAL

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**FOR SALE BY PRIVATE TREATY  
WITH VACANT POSSESSION UPON COMPLETION  
FREEHOLD PREMISES  
ARRANGED OVER 2 FLOORS**



*being*  
**174 LINCOLN ROAD NORTH  
OLTON  
SOLIHULL  
B27 6RP**

- Formerly trading as a Children's Day Nursery
- Freehold
- Fully refurbished

**PURCHASE PRICE  
OFFERS INVITED BASED ON £175,000  
FOR THE FREEHOLD INTEREST**

***LOCATION:***

The premises are situated within a neighbourhood retail parade fronting Lincoln Road North, close to its junction with Pierce Avenue within Olton, in close proximity to Acocks Green and an area predominated by residential properties. All local amenities are in the immediate vicinity,

***DESCRIPTION:***

The property comprises a centre terraced building of two storey brick construction surmounted by a pitched tiled roof and set back from Lincoln Road behind a large tarmac forecourt. There is a double fronted plate glass window. Floors throughout are of suspended timber, heating is by way of gas central heating radiators and lighting by fluorescent fittings.

***ACCOMODATION:***

The premises have recently undergone complete modernisation and briefly comprise to the ground floor

**Ground Floor**

Children's play area	427 sq ft
Inner hall	
W.C.block	
Office	66 sq ft

**First Floor**

Playroom	288 sq ft
Staff room	95 sq ft
W.C	
Office	42 sq ft

**Outside**

Rear garden

***TENURE:***

Freehold

***SERVICES:***

We understand all mains services are connected to the property.

***RATING ASSESSMENTS:***

Rateable value - £5,300.

***ENERGY PERFORMANCE CERTIFICATE:***

The premises have a rating of "C"

***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.

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