

# 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 FREEHOLD PREMISES COMPRISING GROUND FLOOR FORMER CAFE & SELF CONTAINED FIRST FLOOR FLAT**



**Being  
30 SCHOOL ROAD  
YARDLEY WOOD  
BIRMINGHAM B14 4BJ**

- \* Double frontage to School Road and Yardley Wood Road
- \* A3 consent
- \* Sales area 902 sq ft
- \* First floor occupational tenant

**PURCHASE PRICE  
OFFERS INVITED BASED ON £229,000  
FOR THE FREEHOLD INTEREST  
WITH VACANT POSSESSION OF THE GROUND FLOOR**

**LOCATION:**

The premises are located in very a prominent position to the corner of School Road and Yardley Wood Road in the Yardley Wood district of Birmingham, some four miles due west of Solihull Town Centre and four miles south of Birmingham City Centre.

The property stands in the middle of a well established secondary retail parade serving a very large residential catchment area with local amenities in the immediate vicinity.

**DESCRIPTION:**

The property comprises a centre terraced retail unit of two storey brick construction, standing back from the road behind a tarmac and concrete forecourt.

The premises comprise the ground floor lock up retail area, which is currently trading as The Corner Cafe, although will be offered with full vacant possession. The property has a dual return frontage to both School Road and Yardley Wood Road, having a frontage of 36 ft and a shop depth of 42 ft.

Internally the floor is of part suspended, part solid construction, lighting is by way of fluorescent fittings and heating is by way of gas fire central heating radiators. There is a suspended ceiling throughout.

To the rear of the sales area is the servery, kitchens and stores.

The accommodation provides in total 1,098 sq ft of useable floor space.

**TENURE:**

The premises are to be offered for sale on a freehold basis with vacant possession of the ground floor and a tenancy of the first floor. The premises are currently held on an assured shorthold tenancy from 09 February 2019 for a term of 12 months at a current rent of £450.00 per calendar month. A copy of the agreement can be made available for interested parties.

**SERVICES:**

We understand that all mains services are connected to the property.

**RATING ASSESSMENT:**

The rateable value is £9,600.

**ENERGY PERFORMANCE CERTIFICATE:**

Awaiting assessment.

***PURCHASE PRICE:***

Offers are invited based on £229,000 for the benefit of the freehold interest.

**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.

*E-mail: enquiries@shepcom.com*

*Web Site: www.shepcom.com*

*Shepherd Commercial Ltd for themselves and for the vendor/landlord of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. The vendor/landlord does not make or give and neither Shepherd Commercial Ltd nor any person in their employment has an authority to make or give any representation or warranty whatsoever in relation to this property.*