

28 Main Street

Dickens Heath, Solihull, B90 1UA

SHEPHERD
COMMERCIAL



FOR SALE

2,265 SQ FT
(210.43 SQ M)

OFFERS IN EXCESS OF £395,000

Modern Two-storey commercial unit extending to 2,265 sq ft with extensive glazed frontage and rear parking.

- Prominent position within Dickens Heath Village Centre
- Large glazed frontage of approximately 8 metres to Main Street
- Duplex (Structural Mezzanine)
- Air conditioning and LED lighting
- Rear parking and access via pedestrian walkway

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Summary

Available Size	2,265 sq ft / 210.43 sq m
Price	Offers in excess of £395,000
Rates Payable	£4.74 per sq ft Based on 2023 valuation
Car Parking	Pool parking direct to rear access
Estate Charge	N/A
EPC	B (31)

Description

28 Main Street, Dickens Heath comprises a modern two-storey commercial unit forming part of a mixed-use brick-built development with a full-height glazed frontage to Main Street. Extending to approximately 2,265 sq ft (210.43 sq m), the property provides a combination of open-plan and partitioned accommodation suitable for a variety of commercial uses.

The internal specification includes tiled flooring, plastered and painted walls, inset LED lighting, glazed partitioning, fitted cabinetry, air conditioning, and gas central heating. The unit benefits from rear access via a pedestrian walkway, leading to shared rear parking facilities.

Location

The property occupies a prominent position on Main Street within the Dickens Heath Village Centre. The surrounding area comprises a mix of retail, leisure, and residential occupiers including Tesco Express.

Dickens Heath is a modern suburban village located approximately 3 miles south of Shirley and 5 miles south-west of Solihull town centre. The area benefits from convenient access to Junction 4 of the M42 and Whitlocks End railway station, providing links to Birmingham and Stratford-upon-Avon.

Specification

The accommodation is as follows

Ground Floor:

Sales -606sqft
Kitchenette -49sqft
TR 1 -110sqft
TR 2-96sqft
Rear Kitchenette -74sqft
Rear Sales - 250sqft
Kitchen -114sqft
Rear Reception -36sqft

First

Floor:

Kitchen -109sqft
Kitchenette - 85sqft
Rear Sales - 208sqft
Sales - 264sqft
TRI - 122sqft
TR2 - 104sqft
Office - 38sqft

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

The property is to be sold on the open-market for the above sum by way of the assigning the existing long leasehold of 999 years - otherwise referred to as virtual freehold.

Service Charge

A service charge is payable towards the maintenance and management of the communal areas, currently £1,833.66 per quarter.



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