



28 Main Street, Dickens Heath, Solihull, B90 1UA

A 2,265sqft duplex commercial unit with 8 metre frontage and rear pool parking at the centre of Dickens Heath

Summary

Tenure	For Sale
Available Size	2,265 sq ft / 210.43 sq m
Price	Offers in the region of £480,000
Service Charge	£2,400 per annum Circa
Rateable Value	£21,500 Based on 2023 valuation
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Air Conditioning
- Duplex (Structural Mezzanine)
- Open Plan
- Large Glazed Frontages
- Rear Parking
- LED Lighting
- Town Centre Location

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DESCRIPTION

28 Main Street, Dickens Heath is a rare opportunity to acquire the running 999-year virtual freehold at the centre of Dickens Heath. With over 8 metres of glazed frontage and rear access connected through a side pedestrian walkway, and set across the ground and first floor of the three-storey brick-built Main Street development, the property provides one of the largest square footages of the village centre bar Tesco Express.

LOCATION

Dickens Heath is a modern and affluent suburban village known for its contemporary design and layout, with a mixed-use development of Main Street providing the commercial elements to the suburb. The Main Street area includes a boutique high street style centre with independent retailers and national anchor of Tesco Express acting as a convenience store.

Connectivity is ample, with a well-positioned situation between Solihull Town Centre and Birmingham along with road access to the J4 of the M42.

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

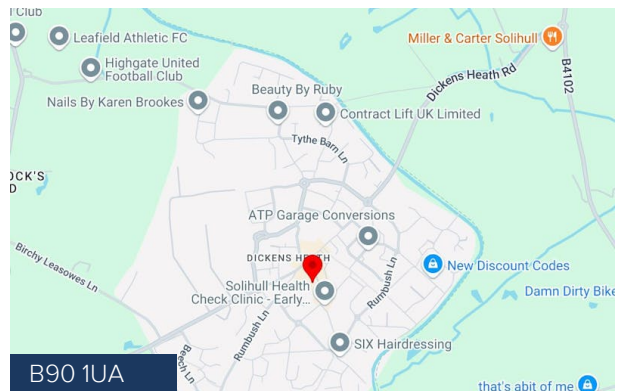
Strictly by appointment with Shepherd Commercial.

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.

VIDEO

- Virtual Tour - <https://shorturl.at/cG28d>



Viewing & Further Information

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