

66 Stratford Road

Shirley, Solihull, B90 3LP

SHEPHERD
COMMERCIAL



FOR SALE

1,442 SQ FT
(133.97 SQ M)

For Sale Offices with
vacant possession upon
completion

- Freehold offices of 1442 sq ft
- Prominent Stratford Road location
- Car parking at rear for 4 vehicles
- Adjacent to Shirley High Street
- All local amenities close at hand
- Good transport links

01564 778890
www.shepcom.com

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Summary

Available Size	1,442 sq ft / 133.97 sq m
Service Charge	N/A
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises a centre terraced building of two storey brick construction surmounted by a pitched tiled roof set back from the road behind a wide pavement and service road. The roof void has been converted to provide additional office accommodation and the rear of the property is a single storey brick extension.

There is limited car parking for about 4 vehicles to the rear.

The property could be easily converted to retail use if required.

Location

Situated on the A34 Stratford Road, a prominent route connecting Birmingham to Stratford-upon-Avon, the property is located within a small retail parade just to the North of Shirley High Street and close to its junction with Haslucks Green Road and in an area featuring a mix of residential and commercial properties, offering potential for various business ventures.

The property is well served by public transport, with nearby bus routes and train stations facilitating easy access to surrounding areas.

Accommodation

The accommodation comprises the following areas:

Name	Description	sq ft	sq m	Availability
Ground	-	720	66.89	Available
1st	-	290	26.94	Available
2nd	-	432	40.13	Available
Total		1,442	133.96	

Tenure

The property is to be offered Freehold with full vacant possession upon completion.

Purchase Price

Offers are to be based on £325,000.00 for the Freehold interest.

Rating Assessment

The property has a rateable value of £6,300.00

Viewing

Strictly by appointment with the sole Agents.

