



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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**FOR SALE RETAIL/OFFICE PREMISES
2224 COVENTRY ROAD, SHELDON,
BIRMINGHAM, B26 3JH**

**SUITABLE FOR RESTAURANT/TAKE AWAY –
SUBJECT TO PLANNING - RESIDENTIAL
DEVELOPMENT POTENTIAL ON FIRST FLOOR**

Location

The property occupies a very prominent position on the main Coventry Road (A45) – a major arterial road leading from Birmingham City Centre to the East.

Sheldon is a very busy suburban shopping centre located approximately 6.5 miles south east of Birmingham City Centre and 13 miles west of Coventry.

The property is set back behind a forecourt and has the benefit of street parking immediately in front.

Other occupiers in the immediate vicinity include Lloyds Pharmacy, Boots Opticians and several restaurants and take aways.

Description

The property comprises a two storey building with brick construction providing retail/office accommodation on the ground floor with storage accommodation on the first floor.

Accommodation

The property has the following approximate net internal floor areas:

Ground Floor	1,216 sq ft	113 sq m
First Floor	1,390 sq ft	129.1 sq m

Redevelopment Potential

Under Permitted Development Rights the first floor is capable of being refurbished to provide two self contained 1 bed roomed apartments each with kitchen/living area, 1 bedroom and bathroom. The proposed layout is shown on the attached plans.

Tenure

The property is freehold.

Price

Our clients are seeking offers in the region of £220,000 for the freehold interest.

Rating Assessment

Rateable Value	£19,250
Rate in £ (2019/20)	49.1p

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year (2019/20) and potentially each subsequent year until April 2022.

Planning

The property currently has A2 Planning Permission (office and financial services) and can also be used for A1 Retail.

The premises would be ideal for a restaurant or take away subject to planning

EPC Rating

An EPC is available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing Strictly by appointment with sole retained agent

David Thompson
DD: 0121 212 7803

E: davidt@rhretail.co.uk

Date prepared: July 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Notes.

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Where dimensions are shown relating to existing buildings/structure, site features these are subject to confirmation on site. All dimensions are subject to change following stripping out or verification works.

Boundary positions shown represent existing situations on site and do not constitute a legal definition. Landowners are advised to verify all boundary positions and satisfy themselves of their legal right to build prior to commencement of work on site.
All dimensions and layouts to be confirmed by contractor at Tender stage, original survey carried out by others. All discrepancies to be reported to Spicer Surveys Ltd immediately.

SYMBOLS

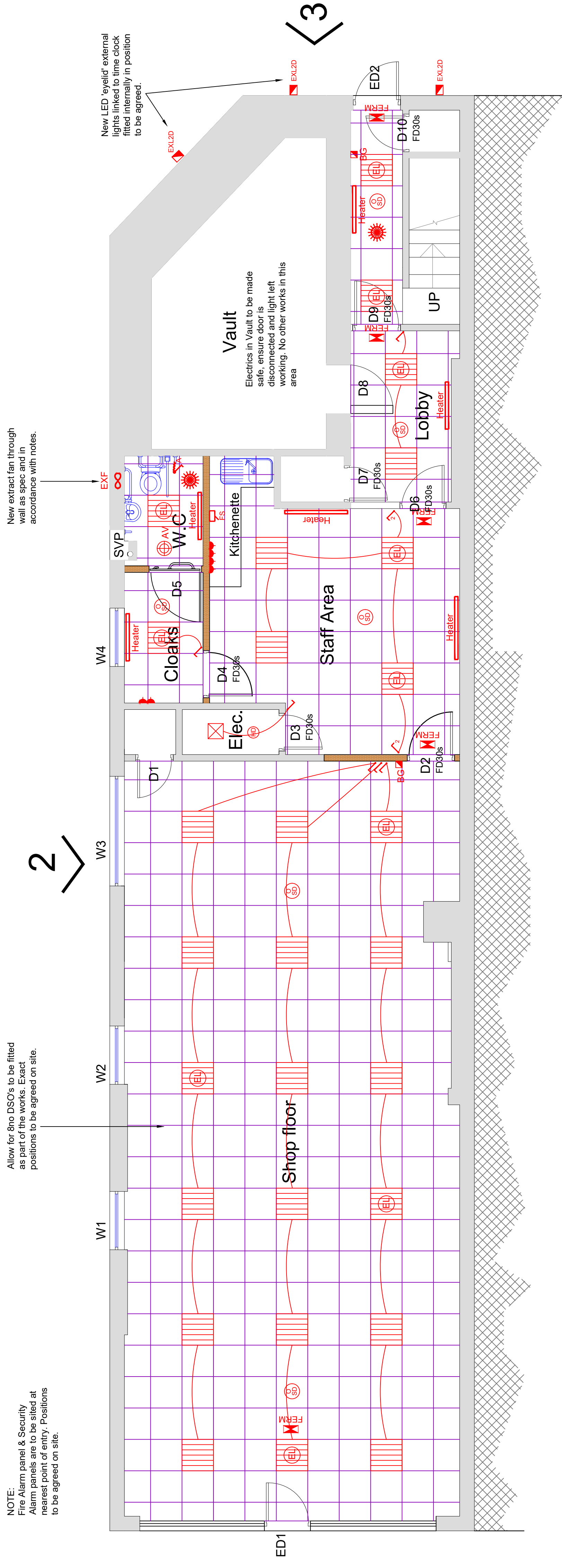
- Twin 13 amp switched socket
- Fused spur
- Break glass call alarm
- Light switch
- Light switch 2 way
- Pull cord alarm light / sounder.
- Sensor
- Heater
- Dimplex Heater
- Fire Exit Running Man sign.
- Extract Fan
- 600mm x 600mm recessed 36W LED light fitting.
- 18 Watt 2D type fitting
- Downlighters
- Smoke Detector - Optical/ Heat Detector
- Emergency light incl. in fitting.
- B= Boiler F= Fire alarm panel S= Security alarm panel
- Eterna wall mounted eyelid light fittings
- Visual/Audible beacon connected to fire alarm.

NOTES:

The existing heating, plumbing and Electrical services are not shown as they are to be stripped out back to source.
The Contractor should identify all fittings involved in the work and indicate whether the existing wiring is to be retained or replaced. Any items not identified or annotated or any discrepancies should be reported to Spicer Surveys immediately.

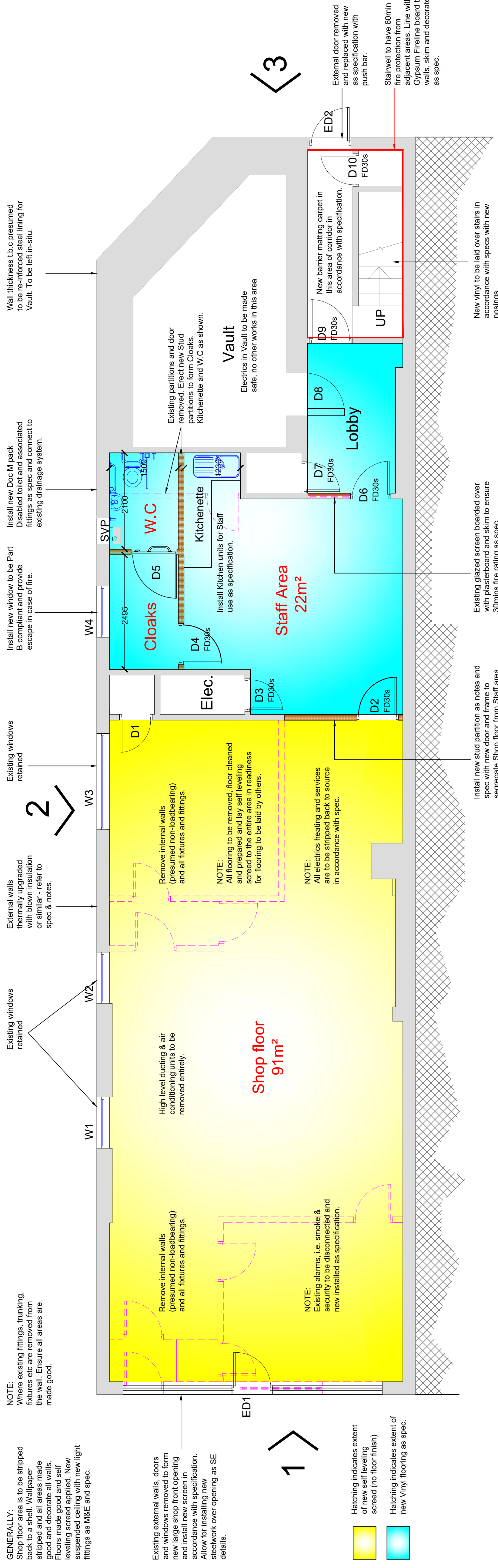
Notify Spicer Surveys immediately at Tender stage if any services i.e. electrics need to be upgraded for works to proceed.

SPICER SURVEYS	
BUILDING CONSULTANCY	
WHITEGATES 334 Warwick Road	
Solihull, West Midlands, B91 1BG	
Tel: 0121 711 7700	Fax: 0121 711 1952
Client: SWANSTON HOLDINGS PLC	
Site Address: 2224 COVENTRY ROAD	
SHELDON	
BIRMINGHAM, B26 3LF	
Job: NEW FLATS & GENERAL REFURBISHMENT	
Title: PROPOSED GROUND FLOOR PLANS	
Scale: As Shown @ A1	Dwg.No: B26.18-89.11
Date: MAR 2019	



GROUND M & E LAYOUT

Scale 1:50



GROUND WORKING LAYOUT

Scale 1:50

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SYMBOLS

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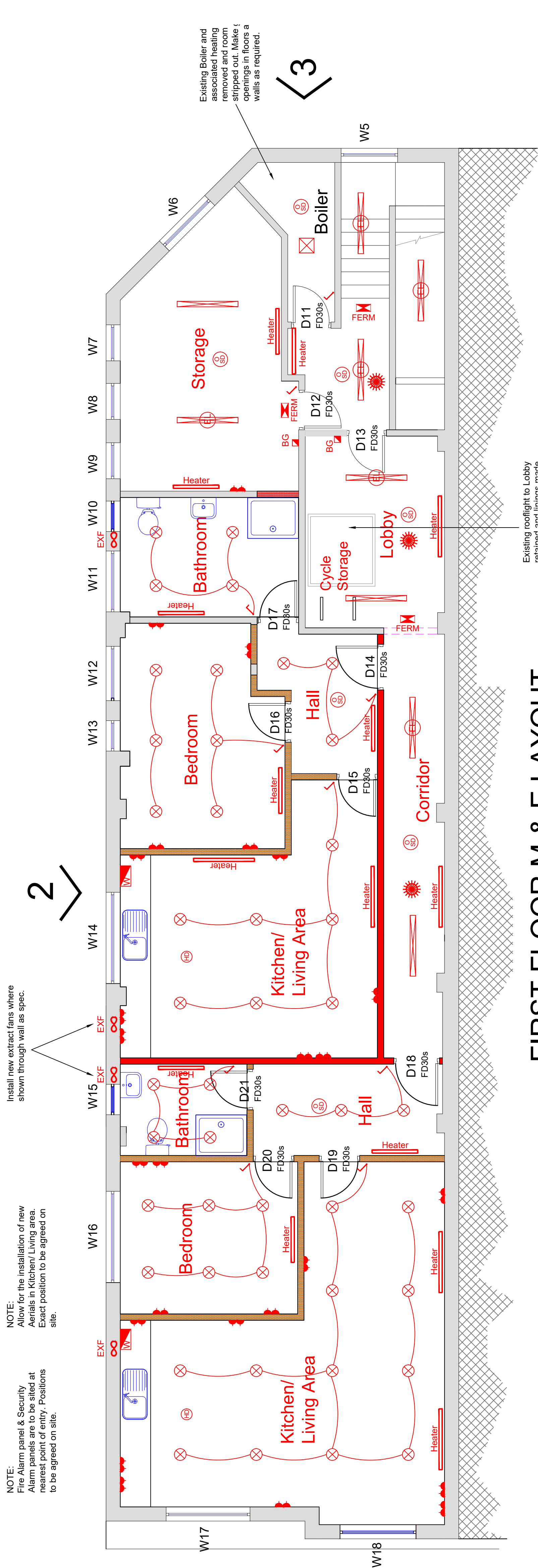
The existing heating, plumbing and Electrical services are not shown as they are to be stripped out back to source.

The Contractor should identify all fittings involved in the work and include a schedule costing whether the fittings are to be retained or replaced.

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Job: NEW FLATS & GENERAL REFURBISHMENT	
Title: PROPOSED FIRST FLOOR PLANS	
Scale: As Shown @ A1	Dwg.No: B26.18-89.12
Date: MAR 2019	



FIRST FLOOR M & E LAYOUT

Scale 1:50

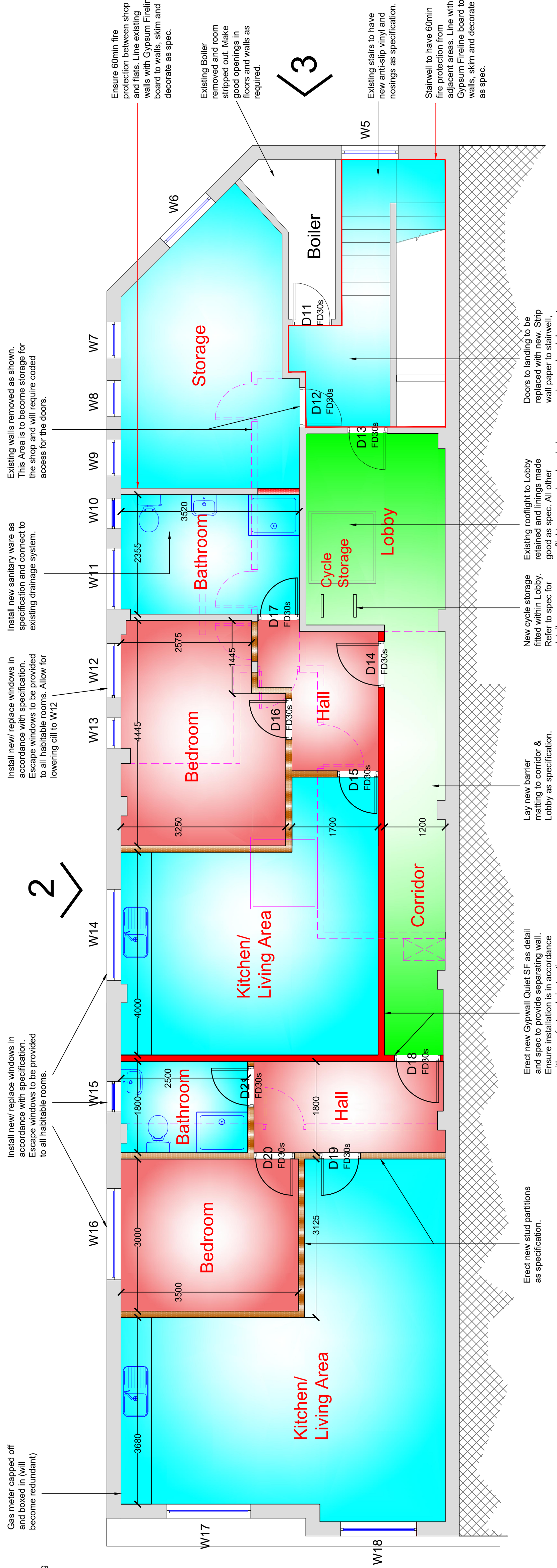
NOTE:
Allow for the installation of new Fire Alarm panel & Security Alarm panels are to be sited at nearest point of entry. Positions to be agreed on site.

GENERALLY:
Existing walls removed and new erected where shown to form new flats as layout. Allow for upgrading all separating existing walls to be compliant with Building Regs fire and sound requirements. All existing walls made good and all areas to be made good and new floors laid as shown required and new floors laid as shown and in accordance with specification.

NOTE:
Refer to specification in relation to meters and new supplies. Spicer Surveys to be notified immediately if existing electrics require upgrading.

NOTE:
Existing heating and boiler to be replaced with new Dimplex heater except positions to be agreed on site.

NOTE:
New suspended Gypsum ceiling installed in accordance with specification and manufacturer's instructions to allow for hidden services within ceiling.



FIRST FLOOR WORKING LAYOUT

Scale 1:50

GENERALLY:
Existing walls removed and new erected where shown to form new flats as layout. Allow for upgrading all separating existing walls to be compliant with Building Regs fire and sound requirements. All existing walls made good and all areas to be decorated. Floors made good where required and new flooring laid as shown and in accordance with specification.

- Hatching indicates existing walls to be retained.
- Hatching indicates extent of separating wall.
- Hatching indicates new stud partition as spec.
- Indicates removed.

- Hatching indicates extent of new barrier matting as spec.
- Hatching indicates extent of new carpet as spec.
- Hatching indicates extent of new Vinyl flooring as spec.

Gas meter capped off and boxed in (will become redundant)

Install new/replace windows in accordance with specification. Escape windows to be provided to all habitable rooms. Allow for lowering cill to W12

Existing walls removed as shown. This Area is to become storage for the shop and will require coded access for the doors.

Install new sanitary ware as specification and connect to existing drainage system.

Ensure 60min fire protection from walls with Gypsum Fireline board to walls, skim and decorate as spec.

Existing Boiler removed and room stripped out. Make good openings in floors and walls as required.

Existing stairs to have new anti-slip vinyl and nosings as specification.

Stairwell to have 60min fire protection from adjacent areas. Line with Gypsum Fireline board to walls, skim and decorate as spec.

Erect new stud partitions as specification.

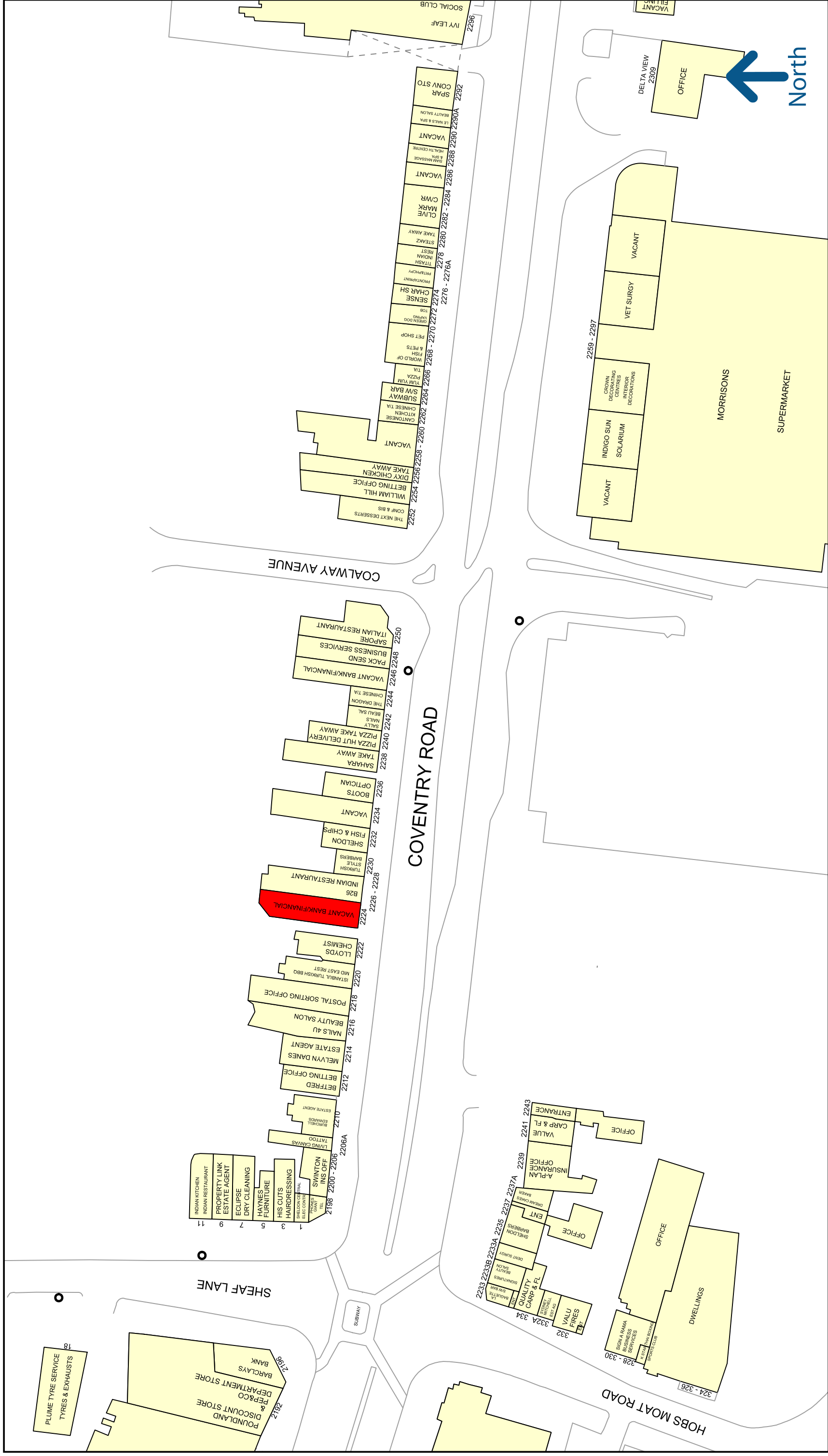
Erect new Gypwall Quiet SF as detail and spec to provide separating wall. Ensure installation is in accordance with manufacturer's instructions.

Lay new barrier matting to corridor & Lobby as specification.

New cycle storage fitted within Lobby. Refer to spec for details.

Existing rooflight to Lobby retained and linings made rooflights removed and sealed.

Doors to landing to be replaced with new. Strip wall paper to stairwell, make good and decorate.



Experian Goad Plan Created: 09/07/2019
Created By: RHT



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