



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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FREEHOLD SHOP FOR SALE

**1137-1141 WARWICK ROAD
ACOCKS GREEN
BIRMINGHAM B27 6RA**

Location

Acocks Green is busy neighbourhood centre approximately 6 miles south east of the City Centre. There are a variety of national and local retailers within the Centre, including **Wilkinsons, Card Factory, Boots, The Works and Peacocks**. The subject premises are situated close to the pedestrian crossing and adjacent to **Iceland and H&T Pawnbrokers**.

Description

The premises are arranged over ground and first floors with the following approximate internal floor areas:-

Floor	Sqm	Sqft
Ground	120.5	1297
First offices/storage	43.4	467

Please note the rear yard is accessed at first floor level and comprises two car parking spaces.

Terms

Offers invited in excess of £240,000 (VAT not applicable on this shop)

Planning

The premises which were formerly A2 now fall under Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:-

Rateable Value	£32,250
Rate in the £ 2021/2	49.9p
Rates Payable	£16,217.50

We recommend that interested parties should make their own enquiries of the local Rating Authority to verify these details.

EPC

An EPC Certificate has been commissioned. Please make contact for further details.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction. VAT, if applicable, will be charged at the standard rate.

Viewing

Strictly by appointment with the sole agent:

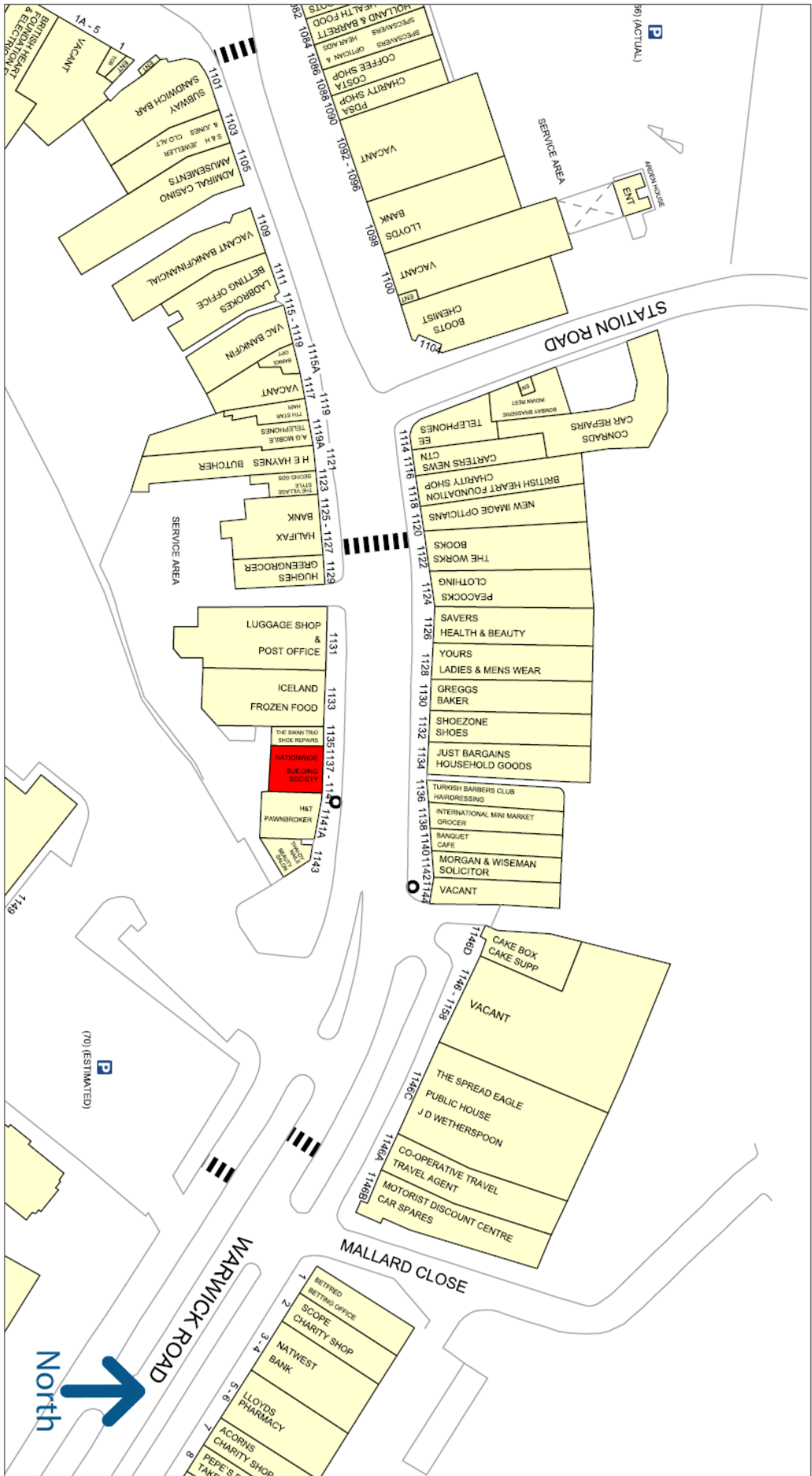
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Date amended: November 2021. Transactions are stated exclusive of VAT, Subject to Contract



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50 metres



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