



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



FREEHOLD FOR SALE

**191/191A STRATFORD ROAD
SHIRLEY
B90 3AU**

Location

The premises occupy a prominent trading location fronting the main A34 Stratford Road, opposite **Parkgate Shopping Centre** which is anchored by **ASDA** and also being close to **The Works, Costa, Nandos and Halifax**.

Description

The property is an end of terrace two storey building of a traditional brick and tile construction. The property is in two separate self contained parts being a ground floor shop with a one bedroom residential apartment above. The approximate dimensions and net areas of the ground floor:-

Gross Frontage	5.64m	18'6"
Shop Width	5.48 m	18'0"
Ground Floor Area	56.3 sqm	606 sq ft

Staff toilet accommodation

At first floor level a self contained one bedroom residential apartment having access via stairs from the side elevation.

Tenure

The property is available **freehold** subject to the tenancies. The ground floor is tenanted by Scrivens Limited who have recently relocated to larger premises nearby. Their lease is effectively full repairing and insuring dated 12 March 2020 is due to expire 11 March 2025 at £18,000 per annum exclusive. The residential apartment is held on an Assured Shorthold Tenancy Agreement currently at £550 per month. Further details of both tenancies available upon request.

Rating Assessment

Shop – Rateable Value £17,750
Flat – Council Tax Band A charge 2022/2023 - £1,259 (Solihull)

Interested parties are advised to make their own enquiries.

Energy Performance Certificate

Rating of B:36, the full EPC available upon request

Purchase Price

Offers in excess of £350,000 are invited

VAT

We understand that the sale of the property will not attract VAT.

Legal Costs

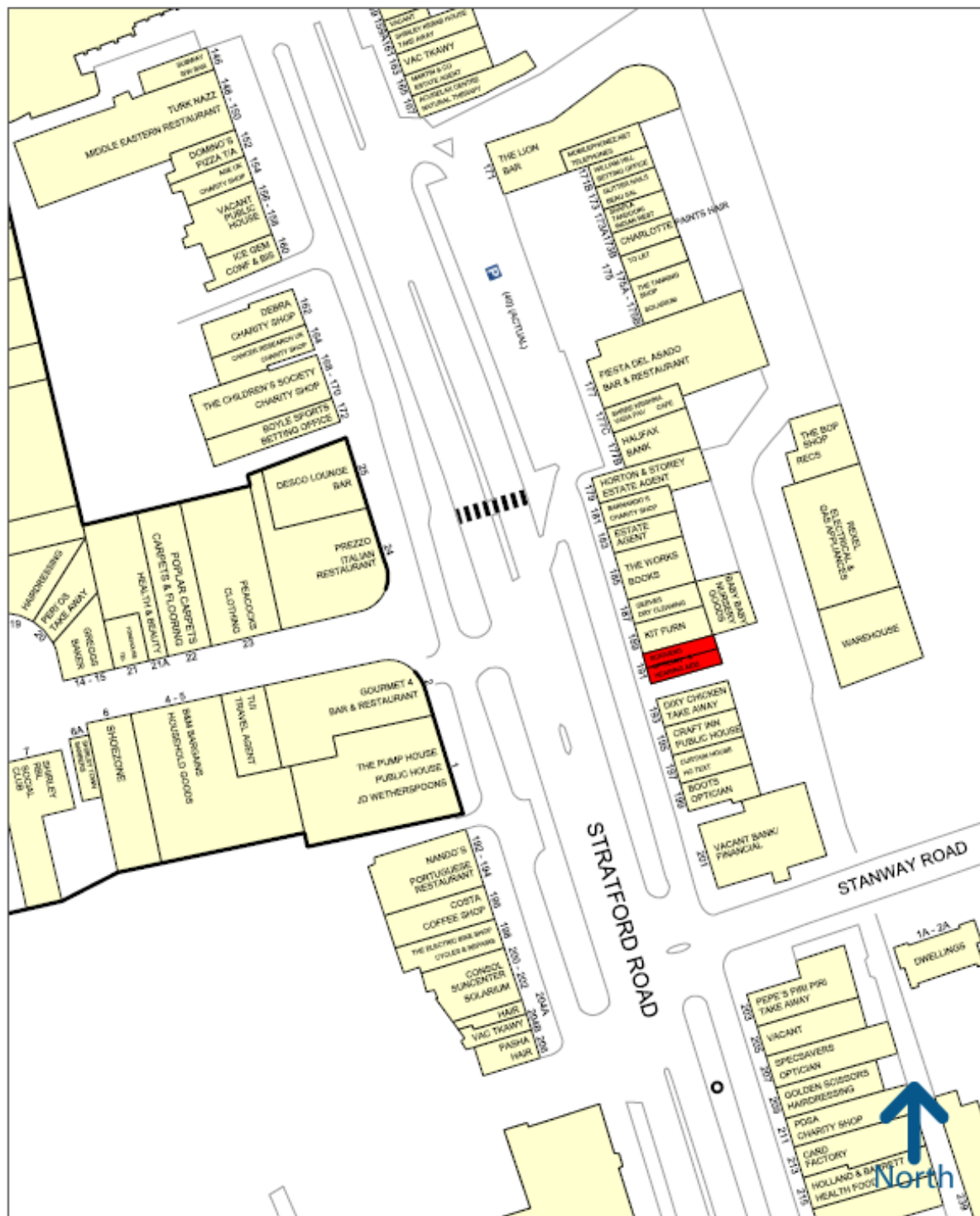
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing & Further Information

Contact:

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Date prepared: August 2023. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 18/08/2023
Created By: RHT



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