

488 COVENTRY ROAD, SMALL HEATH, BIRMINGHAM,
B10 0UJ



FREEHOLD FOR SALE

RETAIL

1,626 sq.ft/151.05 sq.m

- Direct frontage onto Coventry Road (considerable traffic flow), situated within close proximity to the intersections with Muntz Street and Golden Hillock Road (B4145).
- Located at the heart of the main retail centre serving the local community.
- Circa 1½ miles south east of Birmingham City Centre.
- Substantial display window, with the benefit of an external, electrically operated security shutter.
- Sections have the benefit of suspended ceilings.
- Gas fired central heating.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys direct frontage onto Coventry Road (arterial route – considerable traffic flow), situated within relative close proximity to the intersections with Muntz Street and Golden Hillock Road (B4145).

The property is located at the heart of the main retail centre serving the local community.

The subject premises are located circa 1¼ miles south east of Birmingham City Centre.

DESCRIPTION

The property comprise an end of terraced, three-storey structure, currently utilised on the basis of a pharmacy with ancillary office/storage accommodation.

Benefits include:

- Main display window with the benefit of an electrically operated security shutter.
- Sections have the benefit of suspended ceilings, incorporating recessed lighting.
- Gas fired central heating.
- Garden area to the rear.

ACCOMMODATION

1,628 sq.ft./151.95 sq.m.

BUSINESS RATES

Rateable Value: **£12,250**

Rates Payable: **Circa £6,000**

Small Business/Tapering Relief may apply..

TOWN PLANNING

We are advised that the property can be utilised on the basis of Use Class A1 (retail).

Any interested party should make their own proper enquiries of the local planning authority.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£275,000** (two hundred and seventy five thousand pounds) are invited for this valuable free hold interest.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

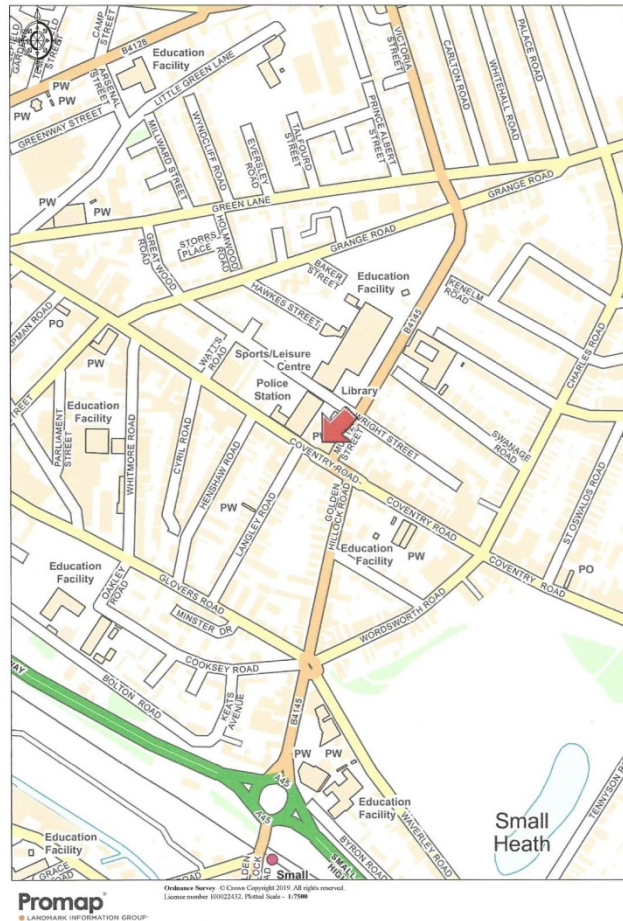
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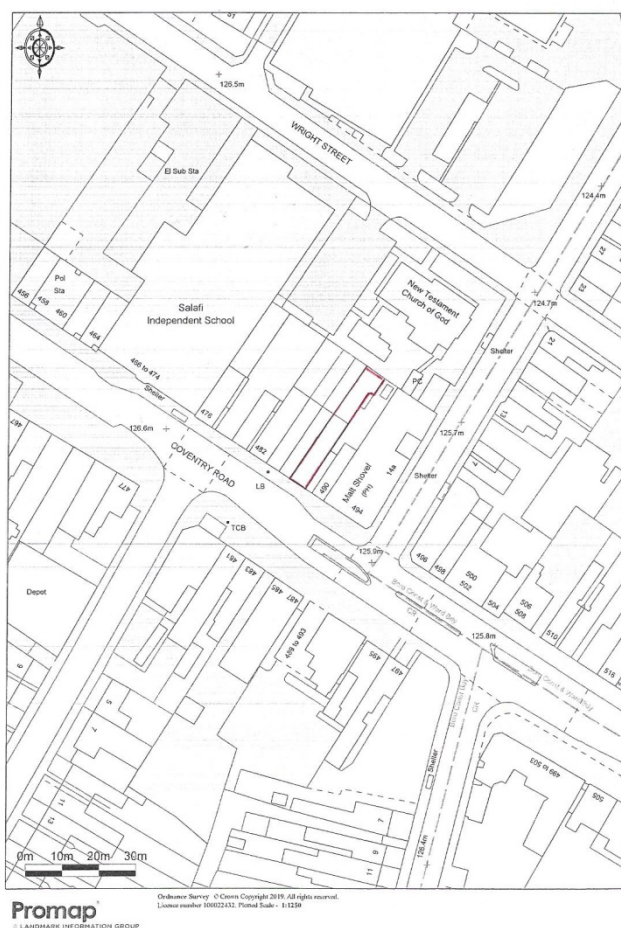
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.