

2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE



FREEHOLD FOR SALE

RETAIL/RESIDENTIAL

1,626 sq.ft/117.23 sq.m

- Prime/prominent position – direct frontage onto the main Coventry Road (A45).
- Adjoining the Sheldon Shopping Centre/low tariff pay & display car park.
- Enclosed land to the rear, potentially permitting further development.
- Excellent footfall, adjoining Greggs/bus stop.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766

www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE

LOCATION

The subject premises occupies a prominent/prime position, enjoying direct frontage onto Coventry Road (A45 – main arterial route – considerable traffic flow) adjoining Sheldon Shopping Centre (low tariff car parking).

Nearby occupiers include Greggs, Coventry Building Society, Costa Coffee, Iceland, Subway, Scrivens, Card Factory and Savers.

Immediate surrounding areas include Morrisons, Aldi and Tesco supermarkets, M&S, Dreams and Halfords.

Excellent footfall/bus stop.

Within relative close proximity to the intersection with Hobs Moat Road/Sheaf Lane.

Surrounding areas are densely populated residential.

Birmingham International Airport & Railway, NEC and Junction 6 of the M^A motorway are located approximately 3 miles south east.

Birmingham City Centre is situated approximately 6.5 miles north west.

DESCRIPTION

The subject premises provides ground floor retail (including ancillary storage) and a separate self contained, 1 bedded apartment.

The demise includes an enclosed area of land to the rear, which, subject to planning, would enable further development (retail & residential).

ACCOMMODATION

Ground Floor Retail/Ancillary Storage

867 sq.ft/80.55 sq.m

Double fronted, fully glazed display window, with the benefit of an external electrically operated security shutter.

First Floor Residential

395 sq.ft/36.69 sq.m

Kitchen, lounge, bathroom and 1 bedroom.

Total Accommodation

1,262 sq.ft/117.23 sq.m

BUSINESS RATES

Commercial

Rateable Value **£14,500** pa

Rates Payable circa **£7,250** pa

Council Tax

Band A

MAINS SUPPLIES

We are advised that the commercial and residential areas have separately metered (primary), electricity, water & drainage.

BASIS OF SALE

Freehold with vacant possession.

CONSIDERATION

Offers in excess of **£375,000 (Three Hundred and Seventy Five Thousand Pounds)** are invited for this valuable freehold interest

VAT

VAT is not applicable

For More Information Contact:

Robert Taylor BSc MRICS & Oliver Beard

T: 0121 706 7766

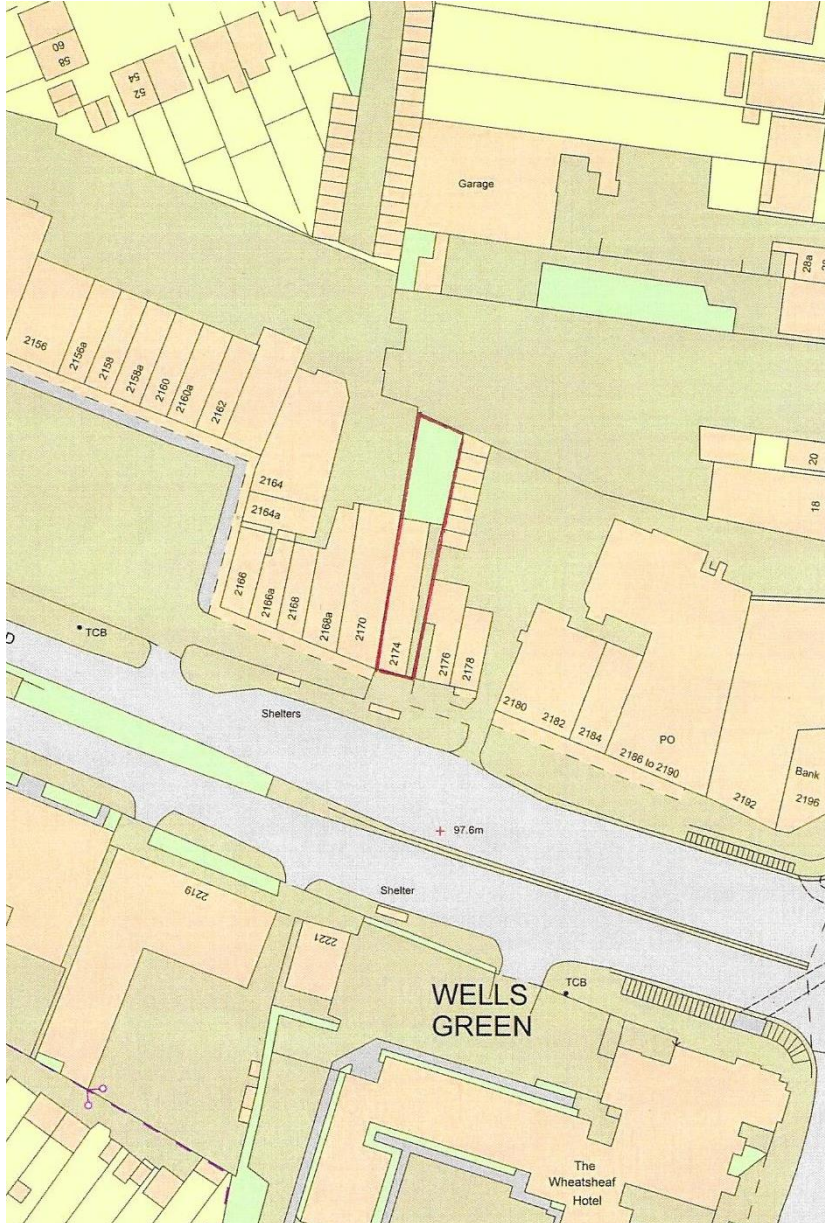
E: robert@smbsurveyors.com

E: ollie@smbsurveyors.com

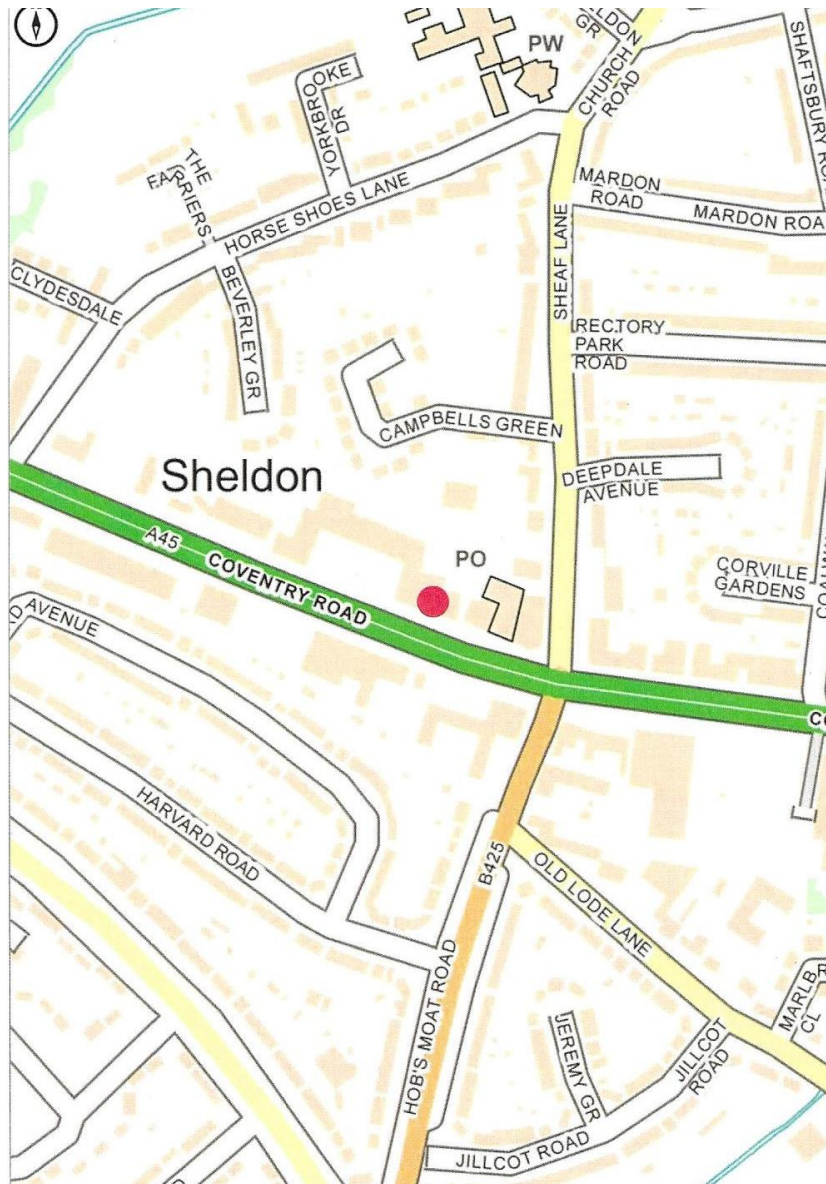
2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE



2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE



2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE



2174 COVENTRY ROAD, SHELDON, BIRMINGHAM, B26 3JE

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.