

1567 STRATFORD ROAD, HALL GREEN, BIRMINGHAM,
B28 9JA



FREEHOLD FOR SALE

SUBSTANTIAL
GROUND FLOOR RETAIL
(INCLUDING ANCILLARY GROUND &
FIRST FLOOR STORAGE)

2,641 sq.ft/245.35 sq.m

- Direct frontage onto the main Stratford Road – arterial route – considerable traffic flow.
- Unloading to the rear – communal service road.
- Electrically operated security shutter.
- Gas fired central heating.
- Circa 6.5 miles south east of Birmingham City Centre.
- Within relative close proximity to Shirley High Street and Solihull Town Centre.



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

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LOCATION

The subject premises enjoys direct frontage on to the main Stratford Road (arterial route – considerable traffic flow), situated within close proximity to the island intersection with Robin Hood Lane, Baldwins Lane and Solihull Lane (Robin Hood Island).

Hall Green is a densely populated residential suburb, located approximately 6.5 miles south east of Birmingham City Centre.

The property is within relative close proximity to Shirley High Street and Solihull Town Centre.

Access to the local motorway network is provided by Junction 4 of the M42 motorway (circa 3 miles south east).

DESCRIPTION

The subject premises comprise a mid-terraced, two storey structure, providing at ground floor a substantial retail/showroom area with ancillary storage and at first floor further storage/office accommodation.

Benefits include:

- Double fronted, with the benefit of an external, electrically operated security shutter.
- Gas fired central heating.
- Off-street loading to the rear – communal service road, accessed by Baldwins Lane.
- Predominantly open plan.

ACCOMMODATION

Ground floor retail sales **1.424 sq.ft/132.29 sq.m.**

Ground floor storage **557 sq.ft/51.75 sq.m**

First floor accommodation **660 sq.ft/61.31 sq.m.**

Total Accommodation 2,641 sq.ft/245.34 sq.m.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

PERMITTED USE

Use Class A1 (retail).

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

MAINS SUPPLIES

The property has the advantage of all mains supplies, including gas, water, drainage and electricity.-

BUSINESS RATES

Rateable Value: **£15,000**

Rates Payable: **Circa £7,350**

OCCUPATION

It is the intention of the existing occupier to vacate May 2019.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£240,000 (two hundred and forty thousand pounds)** are invited for this valuable freehold interest.

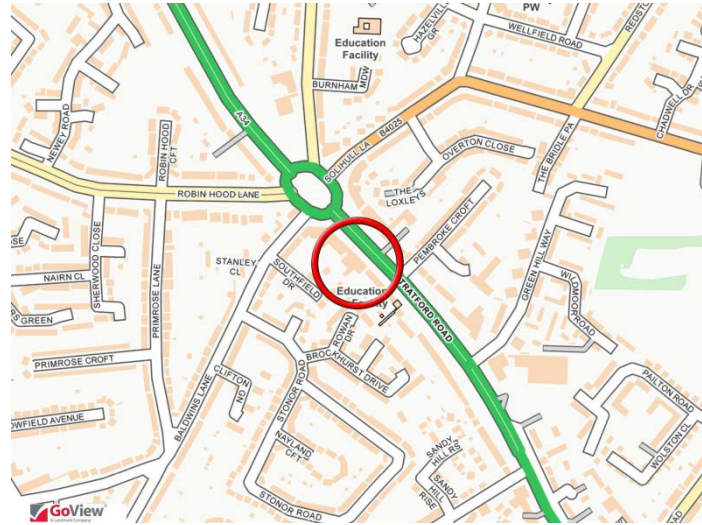
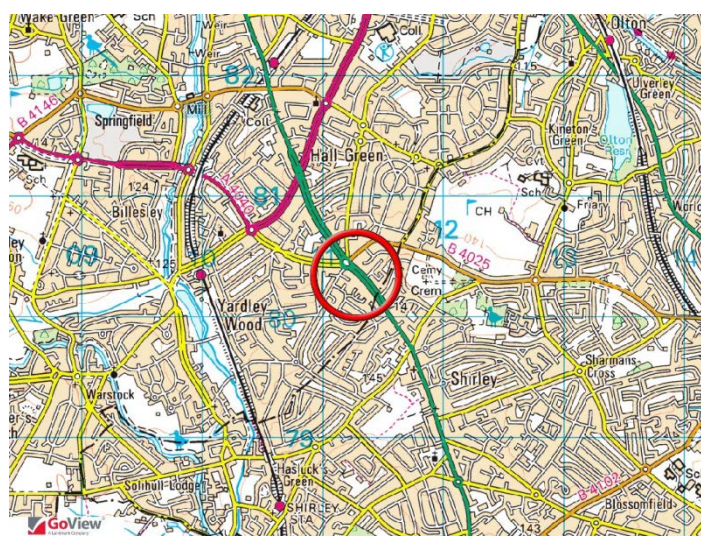
LEGAL COSTS

Each party to bear their own proper reasonable costs.

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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.