

179/185 WARWICK ROAD, OLTON, SOLIHULL, B92 7AW



EXTENSIVE
GROUND FLOOR RETAIL/
TRADE COUNTER
ACCOMMODATION

6,085 sq.ft/565.31 sq.m

- Available as a whole or as individual units, commencing from 1,053 sq.ft/97.88 sq.m.
- Extensive frontage onto Warwick Road (A41 – main arterial route – considerable traffic flow).
- Recently redeveloped/extended.
- Substantial off-street car parking facility to the rear
- Within close proximity to Olton Railway Station.
- Circa 2.5 miles from 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 an extensive frontage onto Warwick Road (A41 – main arterial route – considerable traffic flow), situated within close proximity to the inter-section with Ulverley Green Road.

Solihull Town Centre is located approximately 2.5 miles south east (direct access via Warwick Road) and Birmingham City Centre, circa 7 miles north west.

The development is within close proximity to Olton Railway Station (regular service to Birmingham City Centre).

DESCRIPTION

The subject premises provides an extensive, recently developed/extended/refurbished, retail/trade counter facility.

Advantages include;

- * The property is available as a whole or as individual units – flexibility of size.
- * Substantial, glazed frontage.
- * Extensive car parking facility to the rear, accessed via Ulverley Green Road.
- * The accommodation will be completed to shell.

ACCOMMODATION

6,085 sq.ft/565.31 sq.m

TENURE

The property is available on the basis of a 10 year lease agreement (5 year review pattern).

ASKING RENTAL LEVEL

£69,950 per annum exclusive.

Rental levels for individual units are available from the joint letting agents.

RENTAL PAYMENTS

Either quarterly or monthly in advance by Standing Order.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of mains electricity, gas, water & drainage.

PERMITTED USE

The existing consent permits the property to be utilised on the basis of retail.

We are of the opinion that consent would be forthcoming for alternative uses – trade counter/restaurant/coffee shop.

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

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

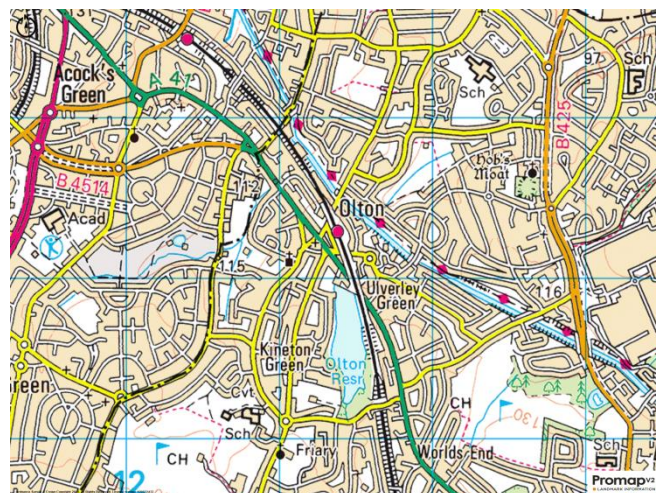
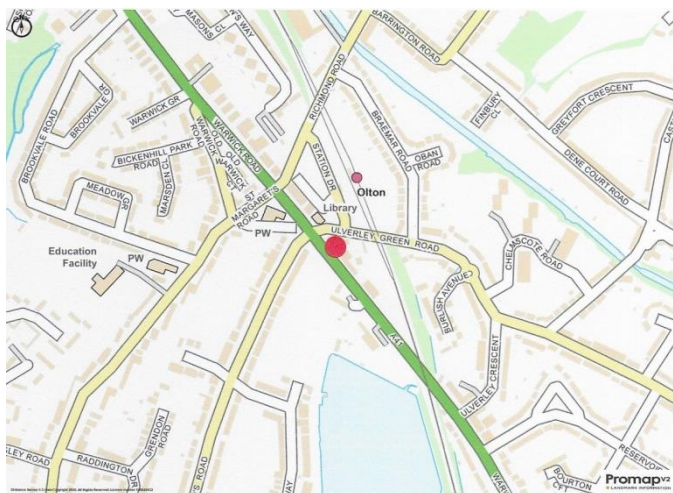
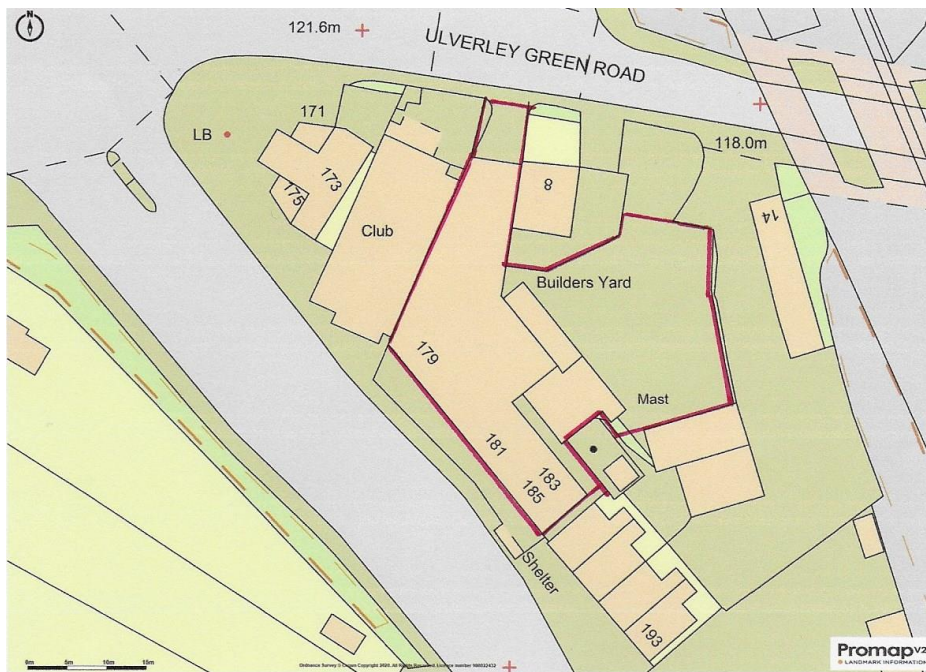
For More Information Contact:

Robert Taylor BSc MRICS
Stephens McBride
T: 0121 706 7766
E: robert@smbsurveyors.com

Chris Peutherer
Shepherd Commercial Ltd
T: 01564 778 890
E: chris@shep.com

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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.