

FOR SALE



FREEHOLD SHOP AND FLAT

240 LYNDON ROAD, SOLIHULL, B92 7QW



LOCATION

The premises are located within a well-established shopping area, opposite Barn Lane in Solihull. The property is close to Co-Op Supermarket, Boots Chemist, Johnstones Decorating Centre, Rajnagar Indian Restaurant, etc. The location benefits from free customer car parking immediately to the front of the shops.

ACCOMMODATION

Approximate dimensions and areas are detailed below: -

RETAIL UNIT

INTERNAL WIDTH	18'3"	5.6 m
SHOP DEPTH	32'8"	9.6 m
NET SALES AREA	575 sq ft	53.4 sq m
REAR STORAGE	215 sq ft	20.0 sq m

There is potential to extend the shop at the rear, subject to planning.

FIRST FLOOR LIVING ACCOMMODATION

This can be accessed via the shop or made self-contained

LOUNGE	13'8" x 12'9"
BATHROOM	7'0" x 10'7"
KITCHEN	6'9" x 9'10"
BEDROOM 1	13'0" x 11'0"
BEDROOM 2	10'11" x 5'11"

EXTERNAL STORE	330 sq ft	30.6 sq m
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LAND AT THE SIDE OF THE PROPERTY

There is potential to develop the external storage and land at the side of the property, subject to planning consent.

TENURE

Freehold with vacant possession.

PRICE

£285,000.

RATING ASSESSMENT

We are advised that the rating assessment for the retail unit is as follows: -

Rateable Value: £8,550

Rates Payable 2019-2020: £4,198

The living accommodation has the following assessment: -
Council Tax Band A

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 82 (Band D). A copy of the certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the price, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on
01527 821 111

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