

# FOR SALE



## FREEHOLD SHOP & LIVING ACCOMMODATION 524 BEARWOOD ROAD, BEARWOOD, B66 4BX



### LOCATION

Bearwood is a popular suburb where major multiple retailers including Aldi, Poundland, Argos, Greggs and Subway are all represented. 524 Bearwood Road is situated immediately adjacent to the Midland Public House, opposite Co-Op Supermarket and Bearwood Indoor Market and close to Acorns, Cash Generator, Barclays, Cake Box, etc.

### DESCRIPTION

The premises comprise a vacant ground floor retail unit, together with a first floor self-contained three bedroomed flat which is accessed via the rear. We are advised that the premises benefit from full gas central heating and double glazing. The living accommodation is let and producing an income of £450 pcm.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### VACANT GROUND FLOOR RETAIL UNIT

INTERNAL WIDTH	14'0"	4.3 m
SHOP DEPTH	31'0"	9.4 m
NET SALES AREA	435 sq ft	40 sq m
REAR STORE	130 sq ft	12 sq m

#### FIRST FLOOR (CURRENTLY LET)

SELF-CONTAINED THREE BEDROOMED FLAT

### TENURE

Freehold.

### PRICE

£250,000.

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £10,250

Rates Payable 2019-2020: £5,033

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

Copies of the certificates are 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/rental, 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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