

# FOR SALE



## FREEHOLD SHOP

247 LYNDON ROAD, SOLIHULL, B92 7QP



### LOCATION

The premises are well located within a well-established shopping area 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 (FRONT)	17'2"	5.2 m
SHOP DEPTH	32'5"	9.9 m
NET SALES AREA	520 sq ft	48.3 sq m
REAR STORAGE	355 sq ft	33.0 sq m

#### FIRST FLOOR

STORAGE	470 sq ft	43.7 sq m
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#### TOILET FACILITIES

There is potential to create a flat at first floor level, subject to building regulations and planning approval.

### TENURE

Freehold with vacant possession.

### PRICE

£265,000.

### RATING ASSESSMENT

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

Rateable Value: £8,400

Rates Payable 2019-2020: £4,124

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 116 (Band E). A copy of the EPC 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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