

FOR SALE



PROMINENT RETAIL UNIT

Trading as AV Beauty

218 HIGH STREET, ERDINGTON, B23 6SJ



TENURE
Freehold

PRICE
£280,000

RATING ASSESSMENT
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE
The property has a rating of g6 (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.

VIRTUAL TOUR OF THE PROPERTY
Please click on the following links:

External Video - <https://youtu.be/nGfZIUznfsg>

Internal Video - <https://youtu.be/Ya3y5s-PA3w>

Flats - https://youtu.be/iZ_GVXhbeoU

VIEWINGS
Strictly by prior appointment with
AMT Commercial on 01527 821 111

LOCATION

The property occupies a very prominent and busy trading location in Erdington, one of Birmingham's premier retailing suburbs. Occupiers represented in the immediate vicinity include Farmfoods, Greggs, Iceland, Halifax Bank and Ladbrokes. On-street parking is available and several car parks are located close-by.

DESCRIPTION

The premises comprise a corner ground floor retail unit having a return frontage to Harrison Road. The premises have recently been refurbished. The property also has two self-contained flats.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (MAX)	17'0"	5.2 m
SHOP DEPTH	84'5"	25.7 m
GROUND FLOOR AREA	1300 sq ft	121 sq m

UPPER FLOOR

TWO SELF CONTAINED FLATS

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