

FOR SALE



TWO FREEHOLD DEVELOPMENT OPPORTUNITIES

686 AND 686A Washwood Heath Road,
WARD END, B8 2HQ



LOCATION

The premises are located in the well-established Ward End shopping district. The properties are located on the main B114 Washwood Heath Road close to the junction with Asquith Road.

ACCOMMODATION

686A Washwood Heath Road – Building Plot **PRICE** is £125,000

686 Washwood Heath Road – Existing Building (Shop and Upper) **PRICE** is £200,000

PLANNING

Planning consent was granted on the 16th June 2015 for the erection of a two storey and a single storey side extension to form two retail units with accommodation above and refurbishment of the rear wing.

Plans and details of this application are available to view at

<http://www.birmingham.gov.uk/planningonline>

The application number is **2015/03131/PA**

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 link:

Internal Video 686 Washwood Heath Road - <https://youtu.be/dUIA1TajuPc>

Internal Video 686A Washwood Heath Road - <https://youtu.be/nwWZeADW4wo>

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

VIEWINGS

Strictly by prior appointment with:-
AMT Commercial, tel: 01527 821 111

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.