

FOR SALE



RETAIL PREMISES AND RESIDENTIAL INVESTMENT 205 STRATFORD ROAD, SHIRLEY, B90 3AH



LOCATION

The premises are well located in the heart of Shirley. The property is adjacent to **Specsavers** and **Pepe's Piri Piri**. Nearby occupiers include **Barclays, Golden Scissors, Holland & Barrett, Card Factory, Santander, Nandos** and **Costa**. There are excellent free parking facilities in Shirley for a fixed time period.

ACCOMMODATION

The premises comprise a ground floor lock up shop with rear access/loading which will be sold with vacant possession. In addition to the shop there is a two-bedroom self-contained flat which is currently let and produces **£650 pcm**.

GROUND FLOOR

INTERNAL WIDTH (FRONT)	20'0"	6.1 m
SALES DEPTH	65'4"	19.9 m
NET SALES AREA	1200 sq ft	111 sq m
KITCHEN	40 sq ft	4 sq m

FREEHOLD

The owners will sell the Freehold interest of the whole premises at **£425,000**. This will include the 2-bedroom flat which produces a rental of **£650 pcm**.

VAT

We understand that VAT is payable on the purchase price, however, interested parties are advised to make their own enquiries.

RATING ASSESSMENT

We are advised that the rating assessment for the shop is as follows:
Rateable Value: **£23,250**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of **122 (Band E)**. A copy of the ground floor certificate is available upon request.

LEGAL COSTS

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

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/hQKkEpx1liw>

Internal Video - <https://youtu.be/JCmDiFaECO>

Internal flat video- <https://youtu.be/LmeFMaMzXRM>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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