



OFFICE / SHOWROOM & STORES FOR SALE

79A Blackwood Road, Streetly, Sutton Coldfield, B74 3PW



0.08 Acres (0.03 Hectares) | Offers in excess of £150,000

Key Features

- Popular & busy neighbourhood parade
- Vehicular access available
- Would suit a variety of end users
- Convenient location with prominence to Blackwood Road
- Rare opportunity



LOCATION

The premises are centrally located in a neighbourhood parade of retail shops fronting Blackwood Road in a predominantly residential area of Sutton Coldfield.

The premises can be approached via Foley Road and Bridle Lane, both of which intercept with Chester Road (A452) and Aldridge Road. The parade comprises a mix of retailers to include Streetly Vets, Bridle Lane Post Office and Blackwood Fish Bar and is also within close proximity to St Anne's Catholic Primary School, Blackwood Health Centre and Streetly Community Library.

DESCRIPTION

The premises comprise a parcel of land which includes a single storey office/showroom together with detached single garage, open storage areas and separate W.C. The premises can be accessed via a gated entrance off Blackwood Road in between the two retail/residential blocks with vehicular access via the service road which is approached off Egerton Road.

The sale also includes two garages, located at the end of the shared driveway and opposite the premises that are held on a long lease for 99 years from 29 September 1959 at an annual ground rent of £14 per annum.

Floor Areas: per annum.

Site Area in the region of 0.08 acres / 337.3 sq m

Office/Showroom - 29.05 sq m - 313 sq ft

Single Garage

Separate WC

TERMS

Freehold with vacant possession

ASKING RENT

Offers in excess of £150,000.

BUSINESS RATES

Rateable Value £3100

However, businesses may benefit from 100% business rate relief in 2024/2025 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Walsall) for verification purposes.

EPC

Assessment awaited

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction, although an undertaking to cover the sellers legal costs in the event that the purchaser withdraws once a sale is agreed and solicitors instructed, will be required.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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NB - Blue highlighted area denotes right of way to the rear.



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