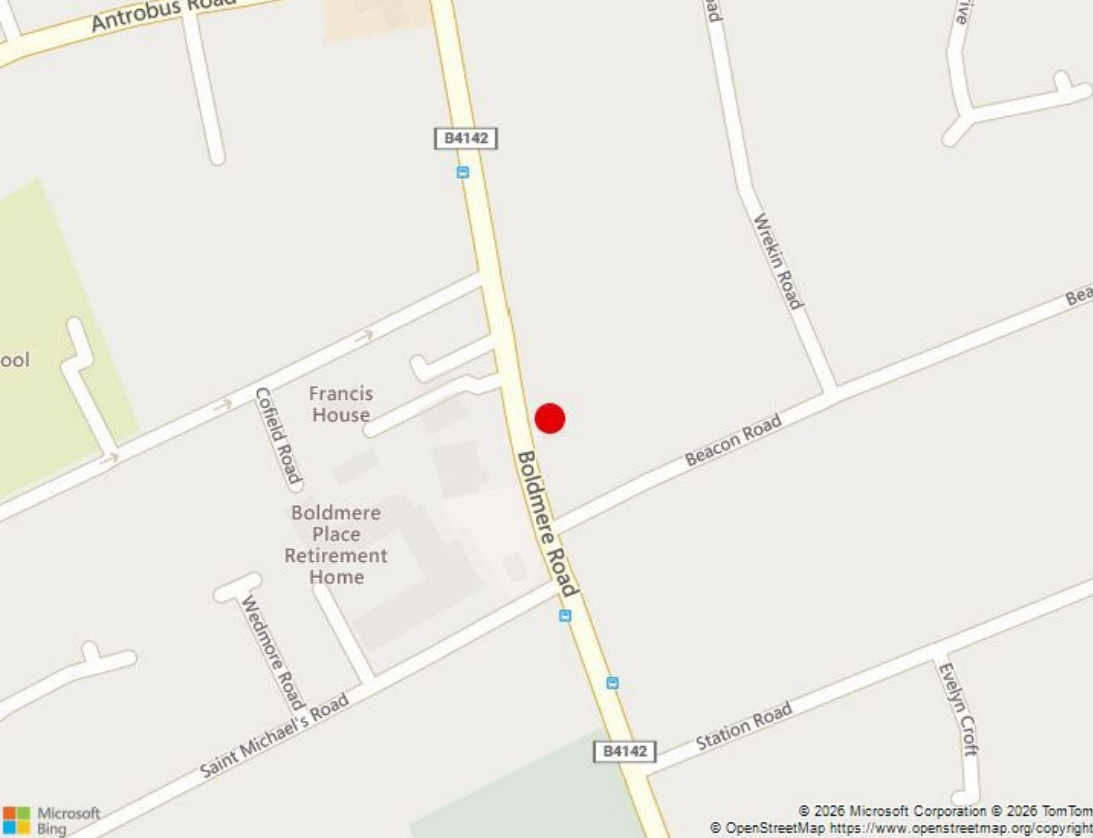


FREEHOLD DEVELOPMENT OPPORTUNITY FOR SALE

185 - 187 Boldmere Road, Sutton Coldfield, West Midlands, B73 5UL

Site Area - 0.31 acres | Buildings - 4,024 SqFt (373.83 SqM) | Offers Around £1.325m





KEY FEATURES

- Excellent location within affluent suburb
- Close proximity to Boldmere Centre
- Affluent suburb of Sutton Coldfield
- Main road frontage
- Previous part commercial use
- Planning consent for two further houses

LOCATION

The premises are prominently situated fronting Boldmere Road in the heart of Boldmere, an affluent suburb approximately 1 mile north of Sutton Coldfield town centre. Boldmere benefits from a thriving high street which is within walking distance. The premises are immediately opposite Boldmere Clinic and Little Ripley Day Nursery within a predominately residential area. Wylde Green railway station is 0.5 miles distant.

DESCRIPTION

The site, which extends to approximately 0.31 acres, comprises 185 Boldmere Road, a detached three storey property providing reception hall, three reception rooms, kitchen, utility and WC with three bedrooms and a bathroom on the first floor, together with a second floor loft area. 187 Boldmere Road which was previously used as showroom and offices provides two rooms plus kitchen and WC to the ground floor with two further rooms and bathroom to be second floor together with adjoining single story showroom. Car parking and lawned area to the front with gardens to the rear. 179 Boldmere Road has the benefit of a right of way along the boundary of 179 to 185 Boldmere Road.



Area	SqFt	SqM
No. 185 - detached residential	2,300	213.67
No. 187 - offices and adjoining residential	1,724	160.16
Total Floor Area	4,024	373.83

185 - 187 Boldmere Road, Sutton Coldfield, West Midlands B73 5UL



TERMS

Freehold with vacant possession. Consideration may be given to a sale of 185 and 187 Boldmere Road individually.

ASKING PRICE

Offers Around £1.325m

PLANNING

Planning permission has been obtained (Application no. 2025/02531/PA) for the erection of 1 four bedroom house adjoining No. 185 and 1 three bedroom house adjoining No.187.

Planning documents are available in the data room, subject to registration - [click here](#)

The premises may also be suitable for alternative commercial uses (subject to planning).

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

187 Boldmere Road, Sutton Coldfield – currently assessed for showroom and premises.
Current rateable value £11,750.

Land adjacent to 185 Boldmere Road – rateable value £4,850.

185 Boldmere Road – Council Tax band F.

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.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk

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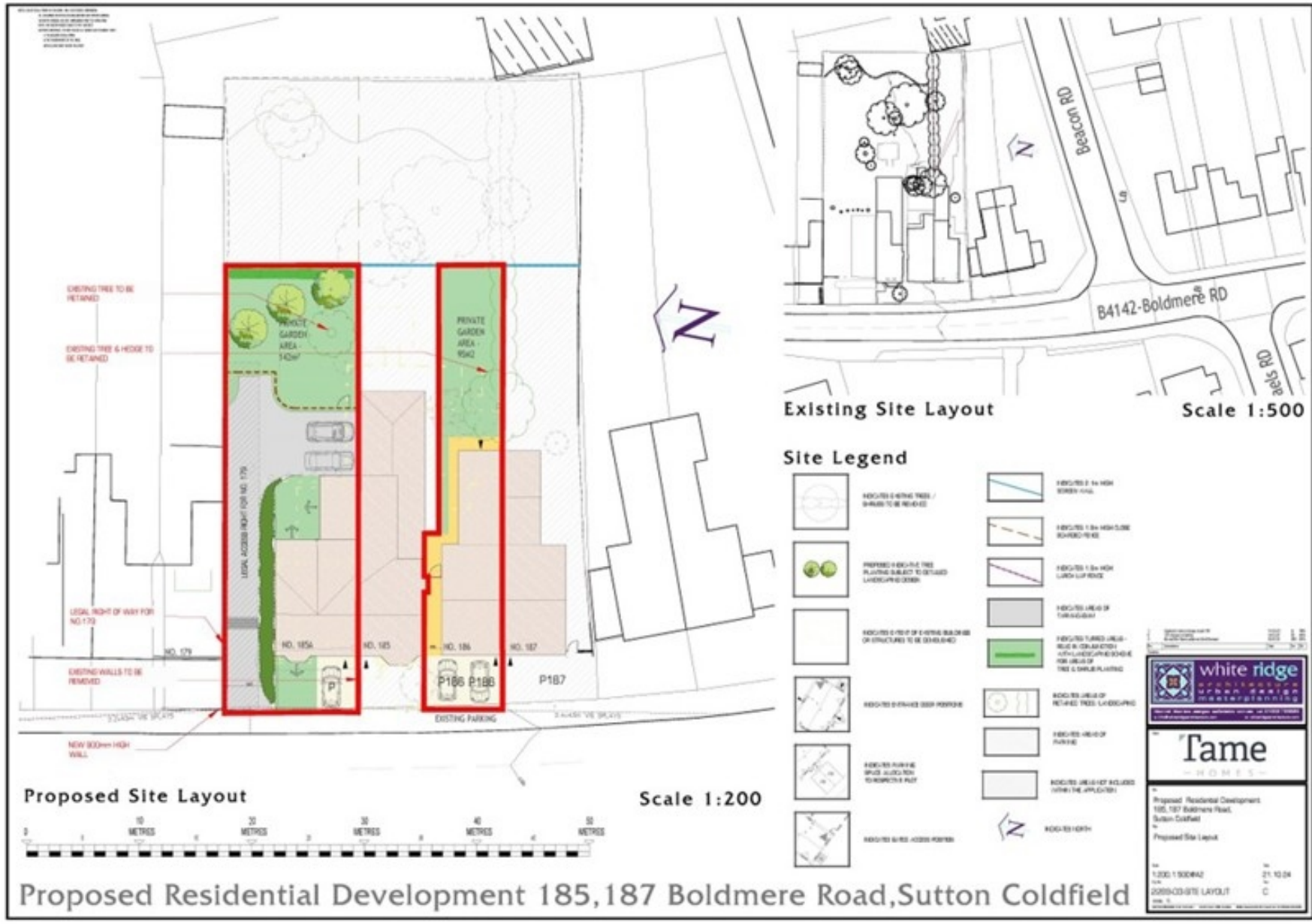


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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