



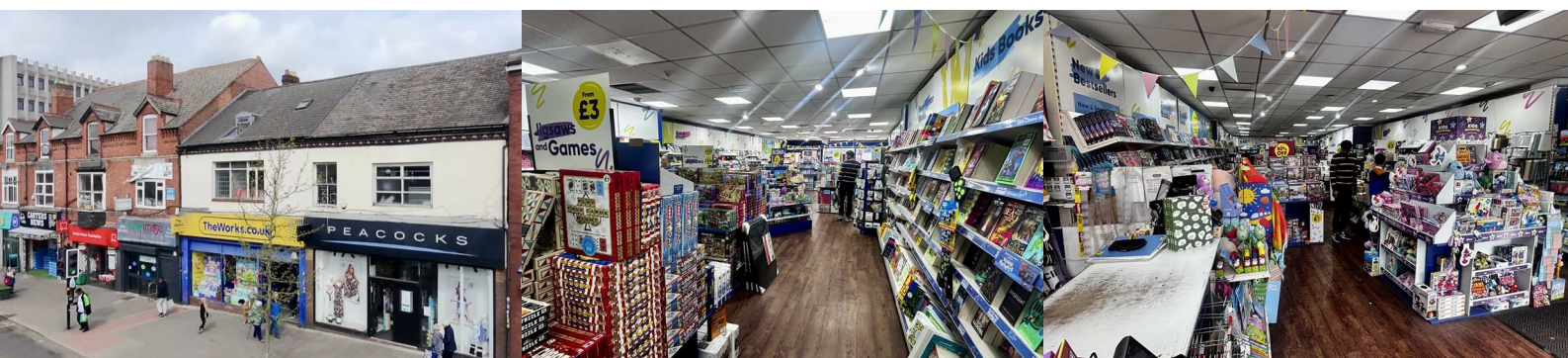
1122 Warwick Road

Acocks Green, Birmingham, B27 6BL

Offers in excess of £495,000



The property comprises a part two storey, part three storey mid terrace building of masonry construction beneath a part pitched tiled and part flat roof. The ground floor accommodation provides a good quality open plan sales area with ancillary storage accommodation, office, WC and kitchenette to the rear. The upper floors provide basic storage accommodation which is accessed via a staircase at the rear of the property.



LOCATION

Acocks Green is a vibrant retail location situated approximately 4 miles to the south east of Birmingham city centre and is one of the largest shopping districts in south Birmingham. The property is located within the prime pitch on the north side of Warwick Road, a short distance from The Green, which is the hub of three local through routes.

Surrounding occupiers include Peacocks, Iceland, Greggs, Halifax and Savers. The property directly adjoins the main pedestrian crossing and therefore benefits from excellent footfall levels.

DESCRIPTION

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ACCOMMODATION

We have been informed that the property has the following net internal floor areas:-

Ground floor- 178 sq m (1,915 sq ft)

First floor- 74 sq m (796 sq ft)

Second floor- 30 sq m (322 sq ft)

TOTAL NIA- 282 sq m (3,033 sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £23,500

However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The property is FOR SALE freehold with vacant possession on completion, we are inviting offers in excess of £495,000.

EPC

Energy rating: D

VAT

We understand that VAT is not applicable to the purchase price.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

By prior appointment with the joint letting agents;

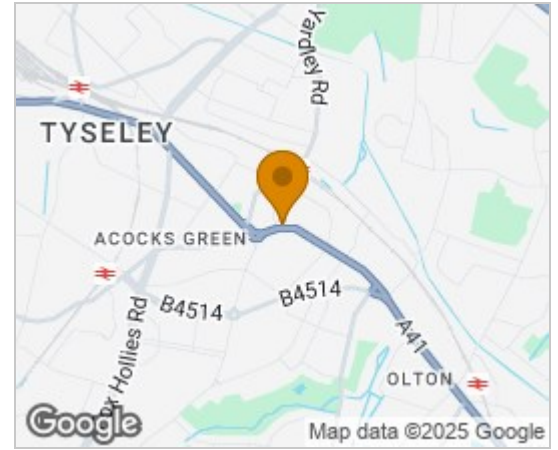
Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308

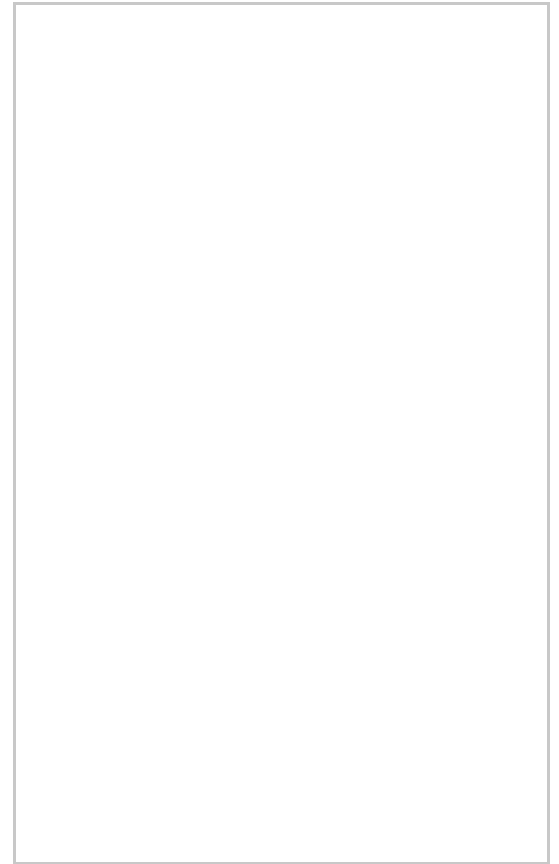
Sunny Landa

e: sunny@landaassociates.co.uk t: 07733 464322

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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