



3 & 5 Wharf House, Waterside, Solihull, B90 1UE

Two self-contained retail/office units equipped with parking, kitchenette and W.C

Summary

Tenure	For Sale
Available Size	1,549 sq ft / 143.91 sq m
Price	£350,000
Service Charge	£580 per annum Circa £580 per annum
Rateable Value	£7,400 Unit 3 RV - £7,400 Unit 5 RV - £7,200
BER Rating	BER exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Underground parking
- Waterside frontage
- LED spotlights
- Central heating
- Dickens Heath location
- Industrial alarm

Description

3 and 5 Wharf House, two individual self-contained retail units, are comprised of red-brick built elevations and exhibit a modern neoclassical style, presenting key elements of common commercial developments. Stone accents line the columns and base of the buildings, with large white-framed windows on the upper storeys.

A covered arcade walkway providing practical shelter, fronts the entrances to each unit, with pergola-like structures visible at the top of the gently sloped roofing elements. The structure is three storeys tall with underground car parking beneath.

Location

Located within the Waterside parade and development, 3 and 5 Wharf House line the left hand terrace with both front entrances facing the decorative water feature. Rumbush Lane is the closest access road to the parade, which circles onto both Gorcott Lane and the Main Street development of the Dickens Heath conurbation.

Two miles south-east lies J4 of the M42, with the major arterial route of the A34 (Stratford Road) nearby – leading unto Birmingham City Centre 8 miles north-west and Stratford-Upon-Avon 17 miles to the south. Amenities and local transport links are plentiful with Shirley Railway Station less than a mile away and close commercial business parks such as Blythe Valley, Monkspath Business Park and Solihull Retail Park within 2 minutes drive.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

Both units are currently owner-occupied by Inspire Tuition, but will be sold with vacant possession via a Deed of Surrender.

3 Wharf House

3 Wharf House is an open-plan space currently being used as both a classroom and private study area – through partitioned walls. To the rear-right-hand of the space is a kitchenette and toilet facility. LED spotlight fittings line the suspended ceiling and a central heating boiler serves the space with warming during the winter months.

5 Wharf House

5 Wharf House, Dickens Heath, is of a similar fit out with routine LED spotlighting and a mixture of carpeting and vinyl throughout the flooring. Again, a kitchenette and toilet of similar styling and fit-out is connected to the rear-left hand of the premise, adjacent to the plumbing of Unit 3.

Accommodation

3 Wharf House:

The accommodation is as follows:

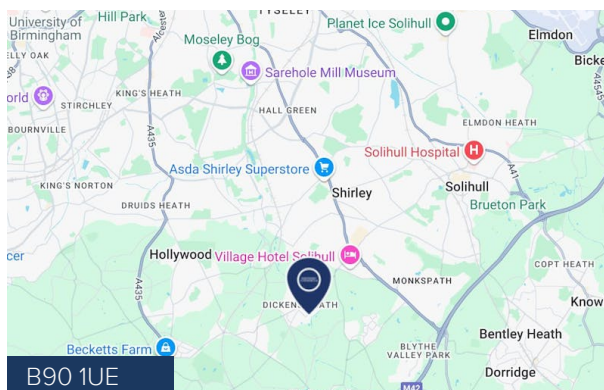
- Ground Floor
- Classroom 806sqft
- Kitchenette 39sqft

Of the 806sqft, a partitioned meeting room of 131sqft is divided.

5 Wharf House:

The accommodation is therefore as follows:

- Ground Floor
- Classroom 1 – 252sqft
- Classroom 2 – 240sqft



Viewing & Further Information

Kaine Arkinson

01564 778 890 | 07487 521802

kaine@shepcom.com

SHEPHERD COMMERCIAL

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/05/2025

- Reception – 66sqft

- Hallway – 161sqft

- Kitchen – 24sqft

Total of 743sqft

