



angelestates
your housing guardians

**ROOKERY ROAD, HANDSWORTH
BIRMINGHAM, B21 9PU**



DOUBLE-FRONTED, TWO STOREY COMMERCIAL BUILDING IS UNEXPECTEDLY AVAILABLE 'FOR SALE'. CURRENTLY OCCUPIED BY ESTATE AGENCY DOWNSTAIRS (UNOCCUPIED ABOVE); THIS FREEHOLD PURCHASE IS LIKELY TO BE A POPULAR ONE TO VIEW. CALL TO MAKE THE NECESSARY ARRANGEMENTS!

- COMMERCIAL PREMISES
- GROUND FLOOR RETAIL UNIT
- ELECTRICALLY HEATED
- POTENTIAL TO EXTEND
- FREEHOLD TENURE
- TWO STOREY BUILDING
- FIRST FLOOR OFFICES
- REAR ACCESS/PARKING
- POPULAR LOCATION
- ENERGY RATING – C (59)

For Sale: Offers in Excess of £485,000

Rookery Road, Handsworth, B21 9PU

Entrance:

From pavement, full width block paved frontage leads towards disabled ramp to left-hand side and steps to the right provides dual access to main entrance. Electrically operated single leaf sliding door leads into:-

Reception Area: 14'3" (max) 9'7" (min) x 5'6" (max) 3'6" (min)

Carpeted flooring, suspended ceiling with LED light panels, CCTV camera covering entrance, alarm key pad and two display shelves to wall, single glazed sliding reception area window and concealed internal safety shuttering to left-hand side covering direct access to main office space. Single glazed door to side, leads into:-

Glass Panelled Meeting Room: 14'2" x 6'7" (max) 5'10" (min)

Carpeted flooring, suspended ceiling with LED panel lights, wall hung electric panel heater, data cabling to side wall, built-in wall cupboard housing electricity meter and fuse boards. Glazed doors to side with 'floor-to-ceiling' glazed panels and separate glazed door to rear leading into:-

Main Office/Trading Area: 27'6" (max) 21'11" (min) x 23'3" (max) 5'9" (min, within passageway)

Carpeted flooring, suspending ceiling with inset LED panel lighting with row of four inset downlighters above window display and three individually fitted air conditioning units (unused by current occupier). Two CCTV cameras covering front and rear access points and wall hung electric panel heater. Wooden fire door to side leads into:-

Manager's Office: 17'7" (max) 8'9" (min) x 7'1" (max) 5'4" (min)

Wooden framed partition with inset glazed panels to three sides, carpeted flooring, suspended ceiling with LED panel lights and wall hung electric panel heater. From main office area, corridor to rear with single-leaf glazed door and adjacent panel leads into:-

Archive/Records Room: 8'9" x 5'6"

Carpeted flooring, suspended ceiling with LED light panels, frosted glass panelled window towards front, data cabling to side wall and fire door to far side provides 'Jack and Jill' access into staff kitchen facilities. From corridor, wide doorway with slight ramp, leads into:-

Disabled Toilet: 6'6" x 6'6" (max) 4'8" (min)

Lino flooring, suspended ceiling with LED panel lights, wall mounted mirror, florescent light fitting with hand dryer and 'Xpelair' extraction fan to rear. Suite consists of:- low level flush toilet, wall hung wash basin with water heater above and partly tiled wall as splashback. From main office area, wooden fire door to rear leads into:-

Inner Lobby: 4'0" x 2'9"

Carpeted flooring and open doorway leads into:-

Staff Kitchen: 13'2" (max, in passageway) 6'10" (min) x 11'4" (max) 4'0" (min, in passageway)

Part carpeted and part lino flooring, suspended ceiling with LED panel lighting, wall hung electric panel heater and single glazed slatted window to rear elevation with external safety bars across window. Kitchen comprises of:- Range of base, drawer and wall units, work surfaces with partly tiled wall as splashback, single bowl sink, drainer and water heater above. Separate low level breakfast bar with space provided for fridge. Steps lead to fire escape and onto enclosed rear yard. From kitchen, fire door to side leads into:-

Former Safe Room: 6'5" x 5'5"

Carpeted flooring, enclosed LED light fitting to ceiling, data cabling on two walls, wall mounted lockable server encasement, key rack, notice board and two cabinets.

From paved rear exterior, metal staircase with hand rail to sides leads to raised first floor entrance. Hardwood door leads into:-

First Floor Vestibule: 8'10" x 5'9"

Carpet tiled flooring, large notice board and alarm control key pad to wall, wall mounted Economy 7 electric heater, manual internal roller shutter covering doorway. Single step up to door which leads into:-

Reception Area/Training Room: 23'8" x 11'2" (max) 11'0" (min)

Carpet tiled flooring, two separate access points into loft space and four fluorescent light fittings to ceiling, two wall mounted Economy 7 heaters and two recessed storage cupboards with shelves. Door to left-hand side with single step down, leads into:-

THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.



Rookery Road, Handsworth, B21 9PU

Staff Kitchen: 10'0" x 8'10"

Carpet tiled flooring, single glazed main window to rear elevation with two upper louvered sections and external safety bars across window, enclosed florescent light fitting to ceiling, wall mounted Economy 7 heater with shelf above. Kitchen consists of:- Kitchen base unit with single bowl sink, drainer and taps with part tiled walls as splash back, open wall unit and adjacent breakfast bar to right-hand side. From Reception Area/Training Room, further door left-hand side with single step down leads into:-

Staff Cloakroom/Toilet Facilities:

Carpet tiled flooring, single glazed window with obscured glass to rear elevation with external security bars across window, extractor fan to external wall and enclosed florescent lighting to ceiling. Suite comprises of:- low level flush toilet, pedestal wash basin with partly tiled walls as splash back and wall mounted mirror adjacent. From Reception Area/Training Room, door towards front, leads into:-

Front-Facing Office (#1): 14'0" (max) 10'9" (min) x 11'4" (max) 8'4" (min)

Carpet tiled flooring, two enclosed florescent light fittings to ceiling, wall mounted Economy 7 heater with shelf above, double glazed window to front elevation and 'jack-and-Jill' door to side, leads into:-

Adjacent Front-Facing Office (#2): 14'0" (max) 10'8" (min) x 11'5" (max) 8'6" (min)

Carpet tiled flooring, two enclosed florescent light fittings to ceiling, wall mounted Economy 7 heater, double glazed window to front elevation, wall mounted shelf and built-in cupboard housing electricity meter and two fuse boards. Door to rear leads back into Reception Area/Training room.

From staff kitchen, single step down onto expansive paved yard leading towards rear boundary fencing and gated access onto communal driveway. Metal stairs provides direct access into first floor offices.

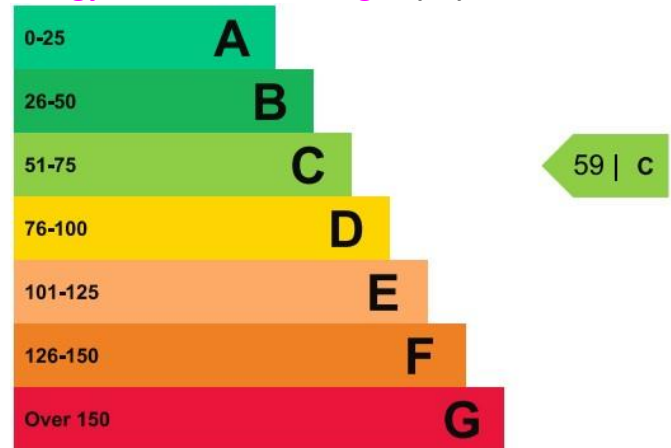
Tenure:

We are advised by the Vendor that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

Non-Domestic Rates: (Financial Year 2023-2024)

The shop and premises fall under the jurisdiction of **Birmingham City Council** for Business Rates and for the current financial year (stated above) the 'Rateable Value' equates to £10,500.00 (information correct as provided by the ground floor occupier only) although the current occupier has been exempted of liability due to small business rates relief (subject to individual status).

Energy Performance Rating: C (59)



Are You Looking for Mortgage Advice??

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Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.



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