

FOR SALE OR TO LET



363 HAGLEY ROAD, EDGBASTON, B17 8DL



LOCATION

The premises are prominently located on the main Hagley Road (A 456) within an established parade of shops close to the junction with Fountain Road.

The property is virtually opposite **Tesco Express Convenience store** and adjacent to **Cottons Estate Agents** approximately 1.5 miles from Five Ways Island

DESCRIPTION

The property comprises a double fronted three storey building plus basement with forecourt parking for 5 cars together with rear access/loading. There is potential to create residential accommodation on the first and second floors subject to the requirement planning consents and building regulation approval.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below and have been taken from the Government Rating Website:

GROUND FLOOR

INTERNAL WIDTH (FRONT)	34'3"	10.4 m
TOTAL DEPTH	52'0"	15.8 m
GROUND FLOOR AREA	1807 sq ft	167.9 sq m
FIRST FLOOR AREA	1282 sq ft	119.1 sq m
SECOND FLOOR AREA	1096 sq ft	101.8 sq m
BASEMENT AREA	1104 sq ft	102.6 sq m

LEASE

The Ground and Basement accommodation is available on the basis of a new fully repairing and insuring lease for a term of years to be agreed upon at a rental of **£40,000 pa exclusive of rates**.

FREEHOLD

The Freehold of the entire building is available and offers in excess of **£730,000** are required.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£31,500**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available shortly.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental/price, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor Video: <https://youtu.be/K5E8aZHoAe8>

First Floor Video: <https://youtu.be/k6vwPGMgCfA>

Second Floor Video: <https://youtu.be/zo4hMmonZHK>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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