

SHEPHERD COMMERCIAL

2 TWO-STOREY RETAIL UNITS AND 0.35 ACRE BUILDERS YARD

FOR SALE

97-101 New Road, Rubery, Birmingham, B45 9JR

shepcom.com

Size – 3 buildings totalling 3,983sqft within a 0.35 acre site

01564 778890



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£695,000

Key Features

- **3 buildings totalling 3,983sqft**
- **First floor offices**
- **Secure rear yard of 0.25 acres**
- **Two retail units (one detached and one semi-detached)**

Location

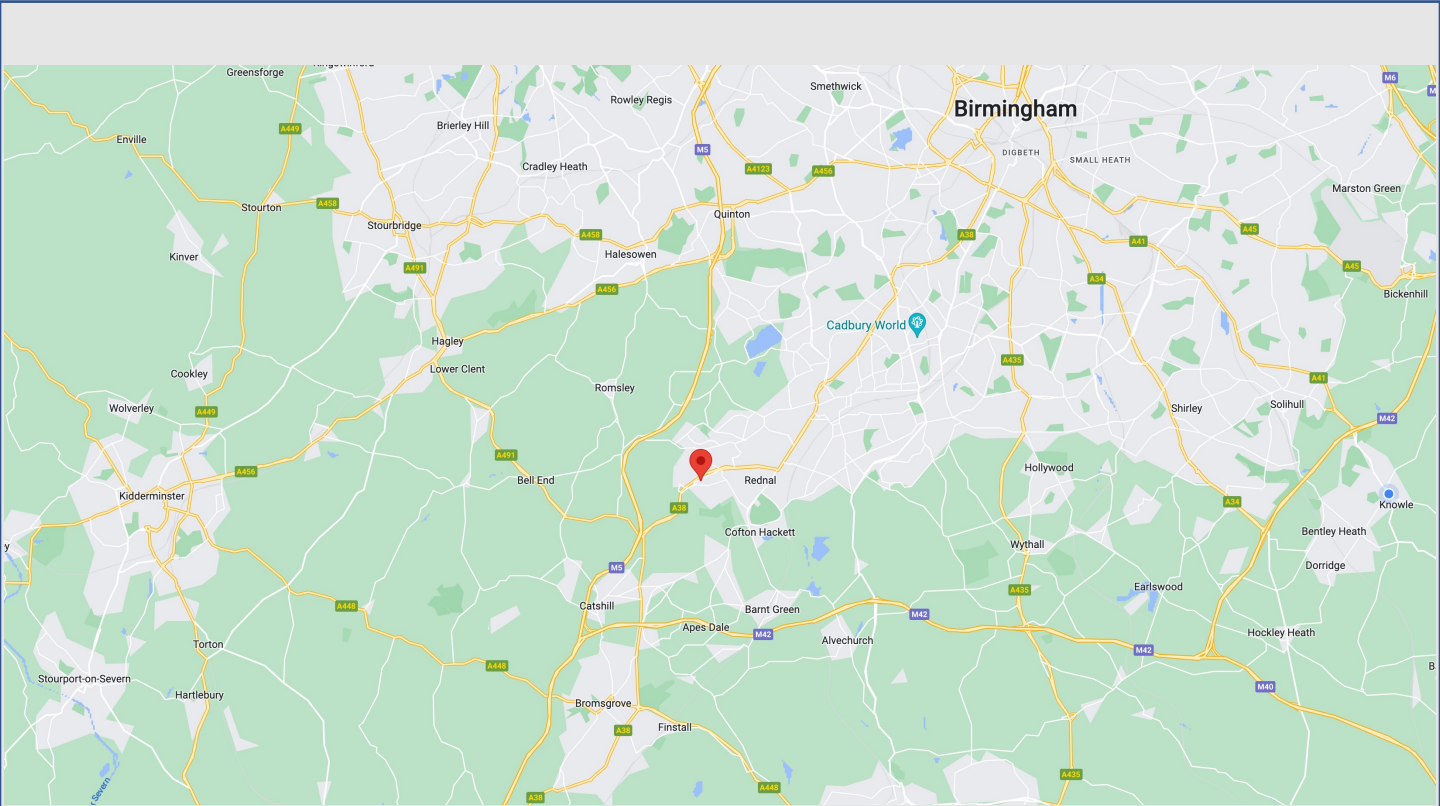
Mahoney's Builders Yard is an established and renowned site set at the western edge of Rubery High Street. Rubery is a suburb in the south-west of Birmingham bordering the green belt surrounding J4 of the M5. 97-101 New Road, Rubery backs onto the A38 (Bristol Road) - an arterial route into the city centre and significant traffic flow through working hours. Birmingham is 12km north-east with Bromsgrove town centre some 7km south. Rubery has a population of 16,000 within its ward and benefits from the current regeneration of Longbridge.

Description

The compound is comprised of 3 individual buildings and a 0.25 acre secure storage yard. The two front retail units are two-storey brick built with pitched tile roofing, set back behind forecourt tarmac customer parking, and surrounding the drive-through entrance into the yard itself.

The left hand building is currently used for stores on both floors and contains further stores surmounted by flat felt roofing behind. The right-hand building is comprised of offices on the first floor with a retail unit within the ground floor. In total, the site gives rise to a regularly shaped 0.32 acre total and has long serviced tradesmen throughout the West Midlands with building supplies and equipment as part of the Mahoneys chain.

Map



Tenure

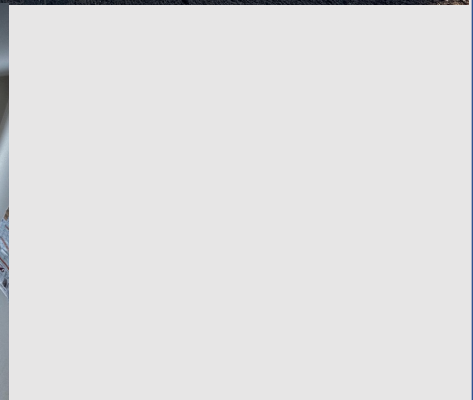
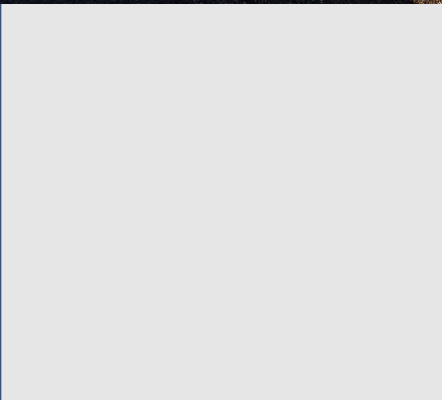
The property is to be offered to the freehold open market for the sum of £695,000.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

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Gallery



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More information



Shepherd Commercial also market the hatched title to the left of the picture above with approved planning for 6 apartments (£200,000).

Mahoneys Builders Yard boundary runs adjacent to this opportunity – potential for double purchase.

Arial drone photography of the site will be available in coming days.

EPC – Available on request

Services – We understand all mains services are connected to the property.

Rating Assessments – Rateable value of £5,900

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd