



1 Wharf House, Waterside, Solihull, B90 1UE

1 Wharf House, is a 1,196sqft ground floor office/retail property with mezzanine accommodation and underground parking

Summary

Tenure	For Sale
Available Size	1,196 sq ft / 111.11 sq m
Price	Offers in the region of £275,000 No VAT applicable
Service Charge	Dickens Heath Estate Service Charge
Rates Payable	£3.09 per sq ft Benefits from 100% Small Business Rate Relief
Rateable Value	£7,400

Key Points

- Mezzanine Office
- 1,196sqft
- Fronting Main St Roundabout
- Open Plan Kitchen
- Ground Floor
- 2 Underground Parking Spaces
- Access to Waterside
- Glass Meeting Rooms

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DESCRIPTION

1, Wharf House is a front corner unit extending to 1,196sqft of office or potential retail accommodation, with underground parking supplying two car parking spaces. The property forms the front end of terrace unit of the eastern block of Waterside at Dickens Heath and is built of brick elevations supporting 4 storeys of accommodation, of which 3 are residential. The elevations encase large double glazed frontages facing Main Street roundabout and provide significant frontage to exiting vehicles from the core retail parade. Population density within Dickens Heath also supports existing footfall and service audiences for local businesses.

LOCATION

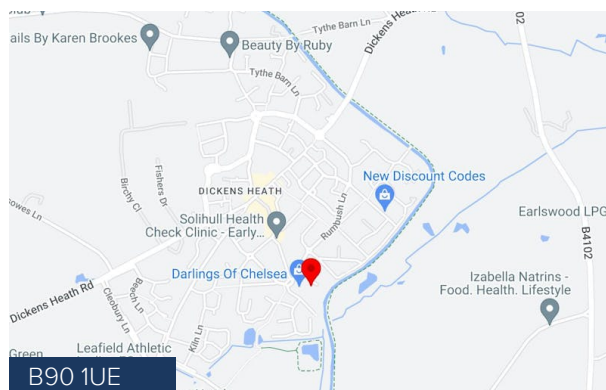
The property is situated within the Waterside zone of Dickens Heath, just off Main Street and adjacent to Rumbush Lane. Located 1 mile south-west of the core arterial route of the Stratford Road (A34) and 2 miles west of Junction 4 of the M42, the property benefits from significant transport links as well as a vast array of local amenities.

VIEWINGS

Strictly by appointment with Shepherd Commercial.

TERMS

The property is to be sold on the virtual freehold market for the sum of £275,000. The leasehold currently has in excess of 970 years remaining. No VAT is applicable to this transaction.



Viewing & Further Information

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