



77 Main Street, Dickens Heath, Solihull, B90 1UB

Ground Floor Lock Up Shop in heart of Dickens Heath Village

Summary

Tenure	To Let / For Sale
Available Size	878 sq ft / 81.57 sq m
Price	Offers in the region of £225,000
Service Charge	Service & Estates Charge - £3,219.68 per annum + VAT
Rateable Value	£11,750
EPC Rating	C

Key Points

- For Sale / May Let
- Good car parking facilities adjacent
- Close to all local amenities
- Rear access
- Prominent location in Dickens Heath Village
- Former high quality beauty salon
- Roller shutter at rear

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DESCRIPTION

Ground floor lock up shop having plate glass display windows to Main Street, Dickens Heath. Internally, flooring throughout is of high glaze ceramic tiling. Lighting is by way of feature spotlights and heating is provided by wall mounted air conditioning units. The accommodation has been partitioned to provide 4 treatment rooms, tanning spray room and staff room and benefits from rear delivery access through a roller shutter point.

LOCATION

The property is located within the heart of Dickens Heath Village fronting the Main Street and being close to all amenities. Dickens Heath is located some 2 miles distance from the heart of Shirley Town Centre, with the Midlands motorway network being close at hand via the M42 motorway.

ACCOMMODATION

The ground floor unit contains a sales area of the following:-

Name	sq ft	sq m	Availability
Ground	878	81.57	Available
Total	878	81.57	

TENURE

The premises are available For Sale on a virtual freehold basis or, alternatively can be leased for a term of years incorporating 5 yearly rent reviews on an the equivalent of a Full Repairing & Insuring basis by way of Service Charge.

RATING ASSESSMENT

The Rateable Value is £11,750.00.

SERVICES

We understand that all mains services, with the exception of gas, are fitted to the property.

VIEWINGS

Strictly by appointment with the sole Agents

Shepherd Commercial

T: 01564 778890

PURCHASE PRICE / RENTAL

Virtual Freehold - £225,000.00 plus VAT

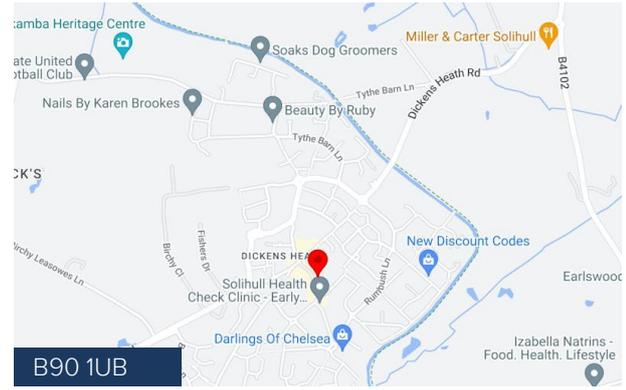
Leasehold - £17,500.00 per annum plus VAT

LEGAL COSTS

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

SERVICE & ESTATES CHARGE

£3,219.68 + VAT per annum



Viewing & Further Information

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