

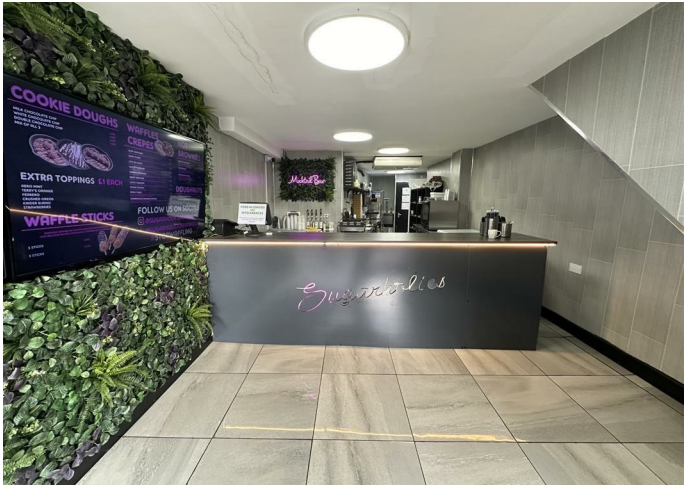


Retail

447 BEARWOOD RD,  
SMETHWICK, B66  
4DH

£38,000

FEATURES



# 0 Bedroom Retail located in Smethwick

Property Local are proud to present this charming retail property located in the vibrant area of Smethwick. This spacious property offers endless possibilities for those looking to establish their business in a bustling location. With an impressive desirable layout you'll have ample space to bring your vision to life and create a thriving business.

Situated in Smethwick, this property benefits from a prime location with high foot traffic, ensuring maximum visibility for your business. Whether you're looking to open a boutique shop, a cozy cafe, or a trendy office space, this property provides a versatile canvas for your entrepreneurial aspirations.

Don't miss this fantastic opportunity to set up your business in this dynamic area. Embrace the potential of this retail property in Smethwick and turn your dreams into reality. Contact us today to arrange a viewing and take the first step towards making this space your own.


Call us on

01215 790355

[propertylocal@hotmail.com](mailto:propertylocal@hotmail.com)

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.