

for sale

guide price **£225,000**



Halesowen Road Halesowen B62 9AA

A fantastic opportunity to purchase this large Freehold premises situated in a busy prime location in Halesowen with transport links into Birmingham close by. Currently split into commercial rented premises downstairs with a two bedroom, two storey apartment upstairs both are which are tenanted on a rolling contract. Comprising: retails space approx. 229 sqm with shop space, workshop, kitchen, w.c, studio and parking to the rear. Apartment comprises: lounge, kitchen, two bedrooms, bathroom and utility. Offered for sale via Modern Method of Auction.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any

payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Commercial Premises

Shop Frontage

The shop is located in a row of mixed commercial premises in a busy and Prime Halesowen location with transport links nearby into Birmingham City. Currently rented to Rockstar Guitar there is ample shop space with several separate spaces internally offering versatility to businesses.

Shop Space

42' 5" max x 14' 4" max (12.93m max x 4.37m max)

Shop frontage and door to the front, power and lighting, doors to workshop and small studio

Small Studio

18' 1" x 8' 2" (5.51m x 2.49m)

Tiled flooring, electric heating

Workshop

8' 10" x 7' 2" (2.69m x 2.18m)



W.C

Low level w.c and wash hand basin

Office Space

14' 10" x 11' 9" (4.52m x 3.58m)

Door to kitchen and door to rear studio

Kitchen

14' 6" x 5' 5" (4.42m x 1.65m)

Wall and base units, sink and drainer, useful storage space

Large Studio

26' x 17' 5" max (7.92m x 5.31m max)

Four skylights, power and lighting, roller shutter doors to the rear parking

Apartment

Entrance

There is a separate door (number 9a) to the front with stairs leading to the first floor landing with stairs to the second floor and doors leading to:

Lounge

13' 4" plus bay x 9' 10" (4.06m plus bay x 3.00m)

Double glazed window to rear elevation, electric heater

Kitchen

8' 4" x 10' 1" (2.54m x 3.07m)

Double glazed window to rear elevation, wall and base units with work surfaces over, sink and drainer, electric oven, has hob, space for fridge freezer

Bedroom One

10' 10" plus wardrobes x 9' 10" (3.30m plus wardrobes x 3.00m)

Double glazed window to front elevation, built in wardrobe

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.54m)

Double glazed window to front elevation

Second Floor

Bathroom

Comprising: bath, wash hand basin, low level w.c,

Utility

9' 11" x 9' 6" max (3.02m x 2.90m max)

Shower cubicle, plumbing for washing machine, double glazed window to rear elevation

Parking

There is parking to the rear of the premises accessed via gates to the end of the row of shops





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HSW315671 - 0004

Tenure: Freehold

EPC Rating: G

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