



**372 & 374 Stratford Road,  
Shirley, Solihull, B90 4AQ  
£650,000**



***We are instructed to seek a new investor for these premises briefly comprising; two shops, offices, duplex apartment, rear parking and garage. They have a current rent roll of £18,500 per annum for Number 372, £14,000 per annum for the shop at Number 374 and £7,800 per annum (£650 per calendar month) for the duplex apartment above Number 374, giving a total rental income of £40,300 per annum, although it is to be noted that the rents for the commercial units have not be reviewed for many years.***

***The commercial leases are on FR&I terms (save the main structure and roof) and all three tenants have been in occupation for a considerable number of years.***

***Within the Freehold title, there is excellent off-road parking to the front of both shops and further parking is available at the rear, being accessed between Numbers 384 and 386, which also serves other commercial units and two residential dwellings beyond. There is also a single garage that adjoins the parking area.***

***The sought-after town of Shirley is known for its excellent range of amenities and convenient transport links. The High Street boasts a blend of major retailers, independent stores and a wide selection of restaurants and pubs. There are plenty of efficient bus services that connect Shirley to Solihull and Birmingham City Centre, while the nearby railway station at Shirley provides regular trains to Birmingham, Henley-in-Arden, Kidderminster and Stratford-upon-Avon. The area is also easily accessible via the M42, with Birmingham International Airport (BHX) and the National Exhibition Centre (NEC) being within an approximate 20-minute drive.***

## **NUMBER 372**

### **Front Shop Area**

Totalling 20.12 sqm.

### **Kitchen**

Totalling 4.78 sqm.

### **Rear Hallway**

Doors to:

### **Large Storage Cupboard**

Totalling 5.10 sqm.

### **Work Area**

Totalling 2.49 sqm.

### **Separate WC**

### **Rear Office**

Totalling 13.64 sqm; with door leading to the rear parking area.

## **First Floor**

### **Central Landing**

### **Front Office**

Totalling 16.33 sqm.

### **Rear Office**

Totalling 8.37 sqm.

## **Second Floor**

### **Office**

Totalling 17.07 sqm.

## **NUMBER 374**

### **- Shop**

### **Front Shop Area**

Totalling 46.80 sqm.

### **Rear Shop Area**

Totalling 9.73 sqm.

### **- Duplex Apartment**

Totalling 93.00 sqm; having independent access from the frontage (between Number 372 and 374) and also access at the rear via separate stairway.

### **Entrance Hall**

### **Kitchen**

### **Living Room**

### **Bedroom One**

### **Bedroom Two**

### **Bathroom**

### **Rear Parking Area**

### **Separate Single Garage**

### **Additional Information**

Services:

All mains services are connected.

### **Tenure:**

The properties are Freehold (registered under title numbers 'WM458206', 'WK159797' and 'WM60844') and subject to leases, as referred to above.

### **Council:**

Solihull Metropolitan Borough Council ([www.solihull.gov.uk](http://www.solihull.gov.uk))

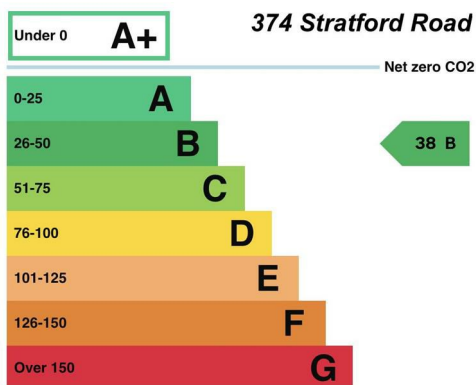
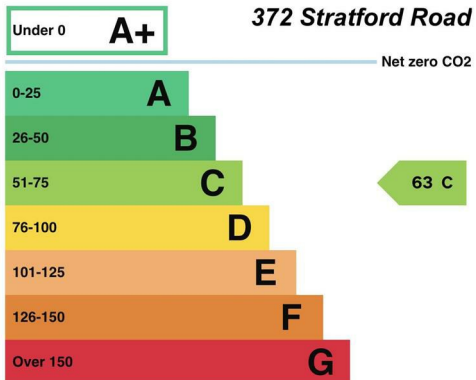
### **Fixtures & Fittings:**

In accordance with the terms of the leases.

### **Viewing:**

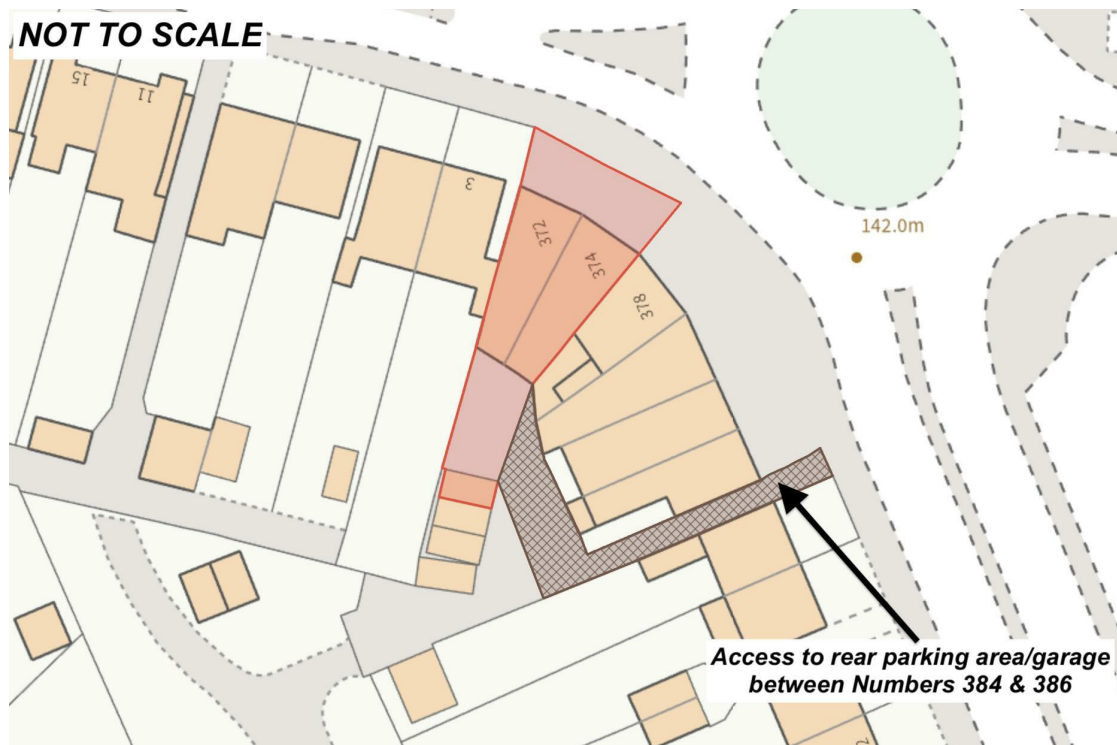
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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**Flat above 374 Stratford Road**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		







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