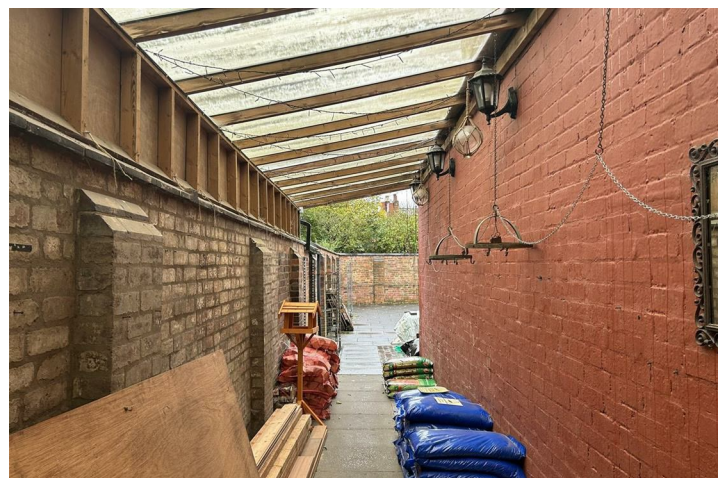




68, Three Shires Oak Road, Smethwick, B67 5BY

Offers In The Region Of £245,000



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An opportunity to acquire a substantial end terraced retail shop with self-contained flat above. EPC = Number 68A - (E) 39. Number 68 - C (67)

The property has a frontage to Three Shires Oak Road. It immediately adjoins retail and commercial premises on one side and residential property on the other. It is a short distance from Bearwood High Street.

The shop comprises a front sales area and rear sales areas. There is a covered open fronted store to the side of the building and a paved yard to the rear with outside washroom.

The flat has been refurbished in recent years and has its own separate gated entrance pathway to the ground floor entrance lobby.

The accommodation is set on the first and second floor.

ACCOMMODATION

GROUND FLOOR

RETAIL SHOP

FRONT SALES AREA: 6.16m max. x 4.40m max. to shop front.

Door providing access to ground floor entrance lobby to flat. Door to open fronted side store.

INNER LOBBY:

REAR SALES AREA 1: 4.03m x 3.47m
Access to cellar.

REAR SALES AREA 2: 2.24m x 4.97m

SELF-CONTAINED FLAT

GROUND FLOOR ENTRANCE LOBBY:
With staircase off.

FIRST FLOOR

LANDING:
With staircase off to second floor level, electric radiator.

KITCHEN: 2.00m x 4.52m max.

BEDROOM 1 (FRONT): 2.89m x 3.64m

BATHROOM: 1.88m x 2.57m

SECOND FLOOR

LOUNGE (FRONT): 3.99m x 4.25m max. incorporating staircase
Direct access to:

ADDITIONAL ROOM: 4.02m max. x 1.88m max. (with restricted ceiling height)
Airing cupboard off.

OUTSIDE

Forecourt to the retail shop, separate gated pedestrian access to the flat. Open fronted covered side storage area, rear yard, washroom.

TENURE:

We are verbally advised the property is freehold and is available with vacant possession. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS:

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale.

RATING ASSESSMENT :

Rateable Value (from 1st April 2023): £4,300

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

VAT:

All figures quotes are exclusive of VAT.

SERVICES AND APPLIANCES:

Mains electricity, water and drainage are connected. There are electric radiators to some rooms around the property. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VIEWING:

Strictly by prior appointment via Agents.

ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, all prospective purchasers are required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.
3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the above, Scriven & Co. reserves the right to obtain electronic verification of identity.



Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



Scriven & Co.

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- Regulated By RICS

Energy performance certificate (EPC)



Property Reference: 17942785