



# Scriven & Co.

Est. 1937

## Commercial Sales



66, Three Shires Oak Road, Smethwick, West Midlands, B67 5BU

**Offers In The Region Of £175,000**



All Buildings Great & Small



**RICS**  
Regulated by RICS

arla naea  
propertymark



CoStar



LoopNet™



FOR SALE - A retail shop premises with ancillary accommodation at first floor level. Available with vacant possession. EPC = C (63) (Shop), E (49) (Flat).

An opportunity to acquire a disused ground floor shop with refurbished living accommodation at first and second floor level above. Access to the upper floors is via a lobby from the original shop sales area.

It has potential for redevelopment or change of use subject to obtaining planning permission.

#### LOCATION:

The premises front Three Shires Oak Road where there is a mixture of retail/commercial and residential premises. The property is a short distance from Bearwood High Street.

#### ACCOMMODATION:

66 THREE SHIRES OAK ROAD (MID TERRACED PROPERTY)

#### GROUND FLOOR

##### ENTRANCE LOBBY:

With staircase off to first floor.

FRONT ROOM: 4.1m max. x 3.74m max.

Incorporating lobby leading to first floor living accommodation.

##### INNER LOBBY:

With store below stairs off.

REAR ROOM: 4.10m x 3.46m

REAR WING ROOM: 2.31m x 3.21m

STORE: 2.12m x 1.95m

#### FIRST FLOOR

##### LANDING:

With recessed store off and staircase to attic room.

BEDROOM 1 (FRONT): 4.11m max. x 3.77m max.

KITCHEN: 4.06m x 3.45m

##### REAR LOBBY:

WASHROOM: 1.29m x 1.05m

With wash hand basin and w.c.

SHOWER ROOM: 2.24m x 1.95m

#### SECOND FLOOR

The attic space at second floor level has no formal planning consent or Building Regulations approval and is suitable for light storage only and not for habitable

purposes.

#### OUTSIDE:

Paved forecourt, enclosed rear yard, outside toilet, rear garden.

Note: The vendor advises that the property has a right of way over the shared side tunnel entrance between 64 and 65 Three Shires Oak Road. However, your legal advisor should make further enquiries in this regard.

#### SERVICES:

Mains electricity, water and drainage are connected.

The Agent has not tested any apparatus equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

#### TENURE:

The Agents are verbally advised that the property is of freehold tenure and is available with vacant possession.

The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantee. The buyer is advised to obtain verification from their solicitor or surveyor.

#### FIXTURES AND FITTINGS:

All items unless mentioned in these details are excluded from the proposed sale.

#### RATING ASSESSMENT:

Rateable Value (from April 2023): £3,100 (Ground Floor)

Where provided the Agent has made an online enquiry with the Valuation Office website and this information should be verified by interested parties making their own enquiries.

#### VAT:

All figures quoted are exclusive of VAT where applicable.

#### VIEWING:

Strictly by prior appointment through Agents Scriven & Co. Commercial on 0121 422 4011.



#### 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. Est. 1937

- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS



Properties get a rating from A+ (best) to G (worst) and a score.

Property Reference: 18614293