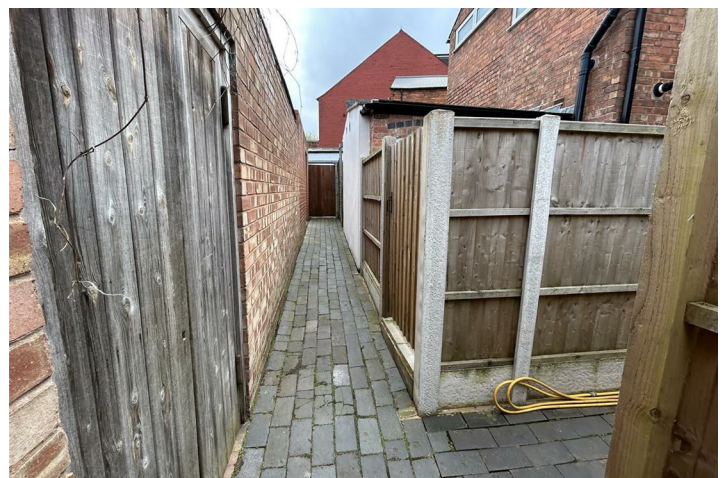




64, Three Shires Oak Road, Smethwick, West Midlands, B67 5BU

**Offers In The Region Of £165,000**



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 = D (89)

An opportunity to acquire a mid terraced property within a mixed use parade with potential for re-development or change of use subject to obtaining planning permission.

The property is currently used as a retail shop at ground floor level with storage rooms at first floor level. It has a forecourt, enclosed yard, brick built store and rear garden beyond.

#### 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:

##### GROUND FLOOR

RETAIL SHOP: 4.10m average x 8.50m max.  
Inner lobby with staircase off.

REAR ROOM: 2.25m x 2.92m  
With sink unit and built-in cupboard.

##### FIRST FLOOR

ROOM 1 (FRONT): 4.72m x 3.77m

ROOM 2 (REAR): 4.72m x 4.43m

ROOM 3 (REAR WING): 2.29m x 3.15m

##### OUTSIDE

Forecourt, enclosed rear yard, shared side tunnel entrance giving access to the rear yard, shared cross pathway, brick built store and rear garden. (Note: The brick built store is currently shared with the attached property, number 65 Three Shires Oak Road. (It is intended that it will be separated prior to completion).

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 Agent is verbally informed that the property is of freehold tenure. It will be available with vacant possession on completion.

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): £6,100.00

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.

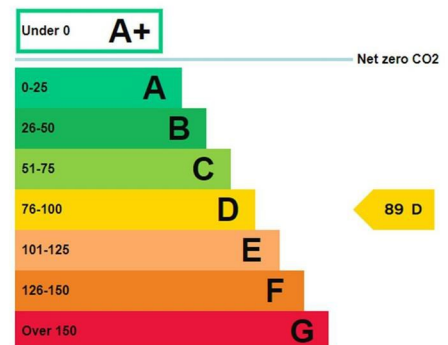
**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves 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).



- 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



This property's energy rating is D.



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

Property Reference: 18614291