

# Cottons

CHARTERED SURVEYORS

278 - 280 Bearwood Road, Bearwood,  
Smethwick, B66 4HT

Offers in the Region Of  
**£595,000**



- Car Repair Garage on Busy A4040
- Plot Circa. 0.2 Acres (791 sq. m)
- Building 397 sq. metres (4,170 sq ft)
- EPC Rating: C
- Offered with Vacant Possession
- Currently used for MOTs, Repairs and Vehicle Sales

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: sales@cottons.co.uk  
cottons.co.uk

A rare opportunity to purchase a predominate CAR REPAIR/MOT GARAGE with SALES RECEPTION in a busy residential location on A4030 Bearwood Road. On plot circa. 791 sq. metres (circa. 0.2 acres) with accommodation Gross Internal Area circa. 387 sq. metres (4,170 sq. ft). With secure enclosed front yard, vehicle repair garage with staff office, store and mezzanine store, front building partitioned into customer reception, office, store area and 2x WCs with kitchenettes. Offered with VACANT POSSESSION ON COMPLETION.

**Property Tenure**  
Freehold

**EPC Rating**  
C

## ACCOMMODATION

### Location

The development is situated along Bearwood Road (A4030) in a densely populated residential location, conveniently located;  
-circa. 1 mile from Rolfe Street Station.  
-circa. 0.5 miles from the centre of Bearwood Road Shopping District. Circa. 2.4 miles from Junction 4 of the M5.  
-circa. 3.4 miles from Birmingham City Centre.

### Description

A development comprising of a vehicle repair/MOT garage of portal frame construction with brick infill surmounted by a corrugated roof, with further extension of brick construction surmounted by a corrugated roof.

### Accommodation

customer reception, office, kitchenette with 2x WCs, inner hallway, store area with WC and kitchenette, main industrial area, staff office, store room and mezzanine store.

### Outside

To the front a enclosed gated and fenced courtyard. To the rear a narrow courtyard path.

### Gross Internal Area

Ground Floor - 362 sq. metres (3,897 sq. ft)

First Floor Mezzanine - 25.4 sq. metres (273 sq. ft)

Total Gross Internal Area - 387.4 sq. metres (4,710 sq. ft).

### Plot Size

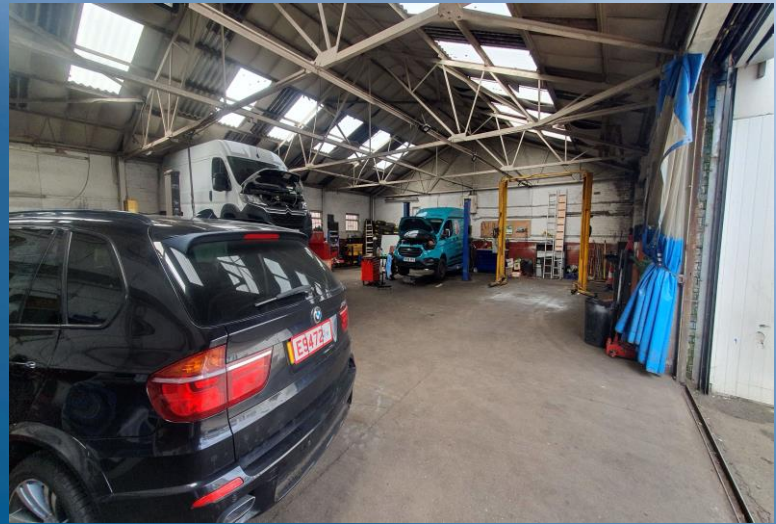
Circa. 791 sq. metres (circa. 0.2 acres).

### Availability

The property is offered with vacant possession on completion.

### Legal Costs

Each party shall be responsible for their own legal costs.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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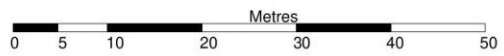
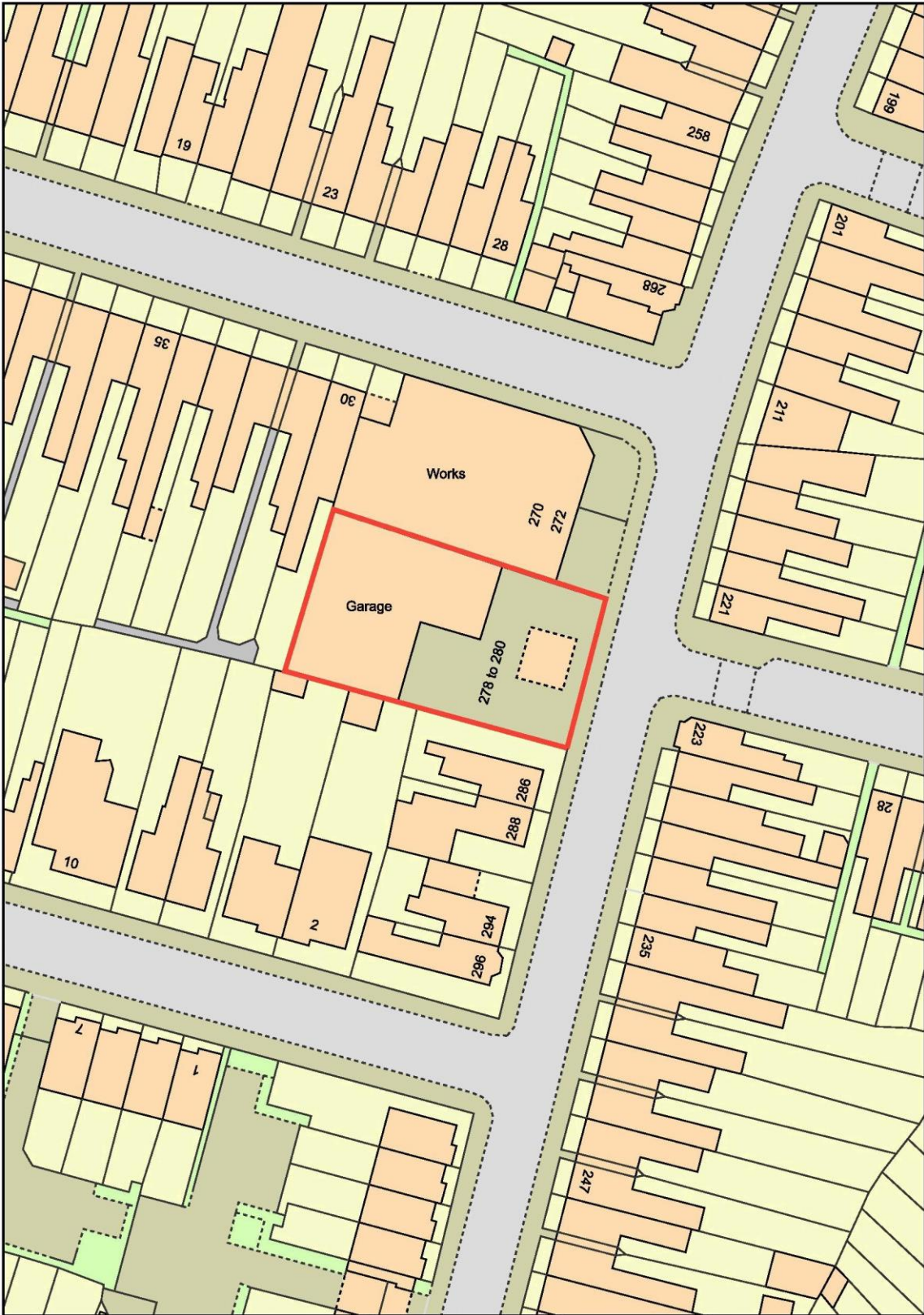
CHARTERED SURVEYORS



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# 278-280 Bearwood Road



## Map Information

Scale: 1:800

Date: 31/05/2024

Reference: 278-280 Bearwood

Order No: 4569182

