

Coventry Road

YARDLEY, BIRMINGHAM

Freehold pair of commercial properties with flexible office accommodation on busy A45 Coventry Road.

OIEO

£370,000

Freehold / vacant possession

1,859
Approx. sq ft total floor area

Two
Adjoining commercial properties

A45
Prominent frontage on Coventry Road

Class E
Suitable for Use Class E (STP)

- Flexible office accommodation over two floors
- Separate electricity metering
- Private car access to rear of 1602

1600–1602 COVENTRY ROAD

Description

Property Pro are pleased to present this freehold opportunity comprising two adjoining commercial premises at 1600–1602 Coventry Road, Yardley, Birmingham. The properties occupy a prominent roadside position along the busy A45 Coventry Road and are offered with vacant possession.

Both buildings are arranged over ground and first floors and currently provide flexible office-style accommodation suitable for a range of professional or commercial uses under Use Class E, subject to any necessary consents. The internal layouts include front office areas with good natural light, additional workspace rooms, kitchen facilities and ancillary areas.

1602 Coventry Road benefits from rear vehicular access via a service area, while 1600 is accessed via a pedestrian passageway from Lily Road. The properties are presented in generally good office condition and offer adaptable accommodation suitable for owner-occupiers, professional practices or investors.



Rear service area

Key features

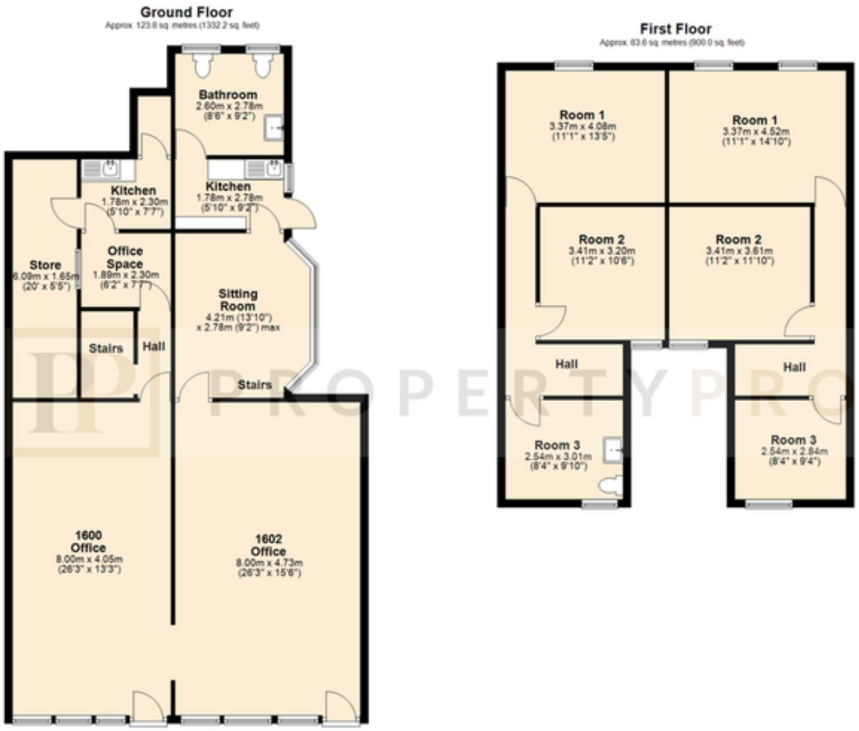
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Ground floor office

GROUND AND FIRST FLOORS

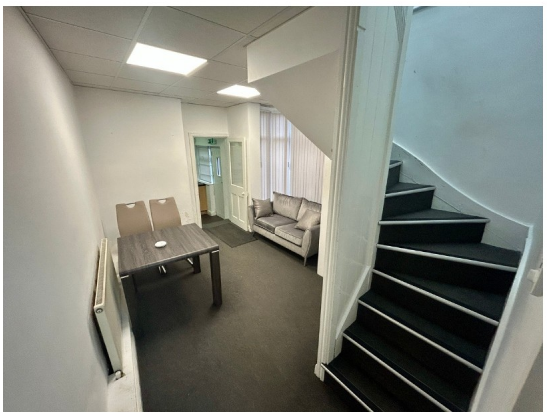
Floorplan



A45, YARDLEY

Location

The property occupies a prominent position on Coventry Road (A45) in Yardley, approximately five miles east of Birmingham City Centre. Coventry Road is a key arterial route linking Birmingham with Coventry and benefits from high levels of passing traffic. The location provides convenient access to Junction 6 of the M42 motorway, Birmingham Airport and the wider motorway network. The surrounding area is predominantly residential and supports a range of local businesses, retailers and service providers.



Office accommodation

KEY INFORMATION

Further details

TENURE / PRICE

The property is offered freehold with vacant possession at an asking price of OIEO £370,000.

VAT

We are advised that VAT is not applicable. Interested parties should verify this position independently.

EPC

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LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

BUSINESS RATES

Business rates are to be confirmed. Interested parties must satisfy themselves as to the current rating assessment and any rates payable by making their own enquiries with Birmingham City Council.

AML

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Strictly by prior appointment with sole agents, Property Pro.

CONTACT

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