



Sanderson  
Weatherall

# FOR SALE FREEHOLD

Guide price: £540,000



271 Longmore Road, Shirley, Solihull B90 3ER

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### Description

271 Longmore Road consists of a garage workshop (known as Longmore Garage) and adjacent residential property. The residential property has been split into two apartments, arranged over three floors.

The garage is of brick and block construction under a truss asbestos sheet roof, with forecourt parking for several cars. The residential property is semi detached and of red brick construction under a pitched tiled roof with a side 'conservatory style' extension and good sized rear garden.

### Location

The property is situated on the northern side of Longmore Road, near to its junction with the B4102 Blossomfield Road, approximately 1.5 miles to the south east of Solihull town centre.

### Accommodation

The industrial unit has previously been used as a motor trade car workshop and small petrol filling station (now redundant) for many years and provides two bays of workshop accommodation with 3.0 metre eaves, partitioned office, staff kitchenette and WC. There is forecourt parking for approximately three/ four vehicles. The workshop extends to a gross internal area of approximately **2,609 sq ft (242.35 sq m)**.

The residential property adjacent to the garage is arranged as two apartments. The ground floor consists of one bedroom with ensuite shower room, lounge/ diner and kitchen. The first and second floors are arranged as a two bedroom apartment, with lounge, kitchen and bathroom on the first floor and two bedrooms and a 'play room' on the second floor.

There is a 'conservatory style' infill structure to the side and rear of the residential property, and a rear garden, which are not let. The site extends to a total gross area of approximately **750.0 sq m (897 sq yards)**.

### Tenancies

The flats are both let on assured shorthold tenancies, which jointly produce a current rental income of £14,100 per annum (£1,175 pcm).

Vacant possession of the garage workshop will be provided upon completion.

### Assessment

The workshop has a 2017 rateable value of £9,300. The ground floor flat is assessed for Council Tax as band A and first and second floor flat is assessed as band B.

### Energy Performance

The workshop is assessed for Energy Performance as band E with a score of 101 points. The ground floor flat is assessed as band E with a score of 40 points. The first and second floor flat is assessed as band E with a score of 54 points. Copies of the EPCs can be made available upon request

### Services

Mains electricity, gas, water and drainage are available at the property. The services have not been tested by the freeholder or their agents.

### Guide Price

Unconditional offers are sought in the region of **£540,000**, exclusive, for the freehold interest, subject to existing tenancies, subject to contract.

The property is not elected for VAT.



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#### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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## Contact

For further information or to arrange a viewing, please contact the sole agents:

**Sanderson Weatherall LLP**

**James Carver BSc (Hons) MRICS**

0121 269 0022

james.carver@sw.co.uk

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Weatherall**

**sw.co.uk**