

On the Instruction of Barclays Bank

VACANT BANK - FOR SALE

BALSALL COMMON, 152 Station Road, CV7 7FD



Viewing

By appointment via this office:

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Location

The village of Balsall Common is located approximately 7 miles west of Coventry and 8 miles south east of Solihull.

The subject premises occupies a prominent corner position on Station Road/Kenilworth Road. Nearby occupiers include **Tesco Express**, **Co-operative**, **Barnardos** and **Costa Coffee**.

Description

The property is arranged on three floors plus basement. The ground floor provides the main sales area with kitchen to the rear.

The basement provides storage accommodation.

The first and second floor each comprise a self-contained residential flat let to individual tenants for a term of 125 years expiring December 2130 at a peppercorn rent.

The property benefits from off-street parking to the side for circa 6 cars.

Accommodation

Ground Floor	64.35 sq m	693 sq ft
Basement	56.71 sq m	610 sq ft
First Floor - Residential	Not inspected	
Second Floor – Residential	Not inspected	
Total	121.06 sq m	1,303 sq ft

Price

£225,000 for the benefit of the freehold interest.

Rates

We understand that the current Rateable Value for the ground floor and basement is £16,000. The UBR for 2018/2019 is 48p with rates payable of £7,680. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

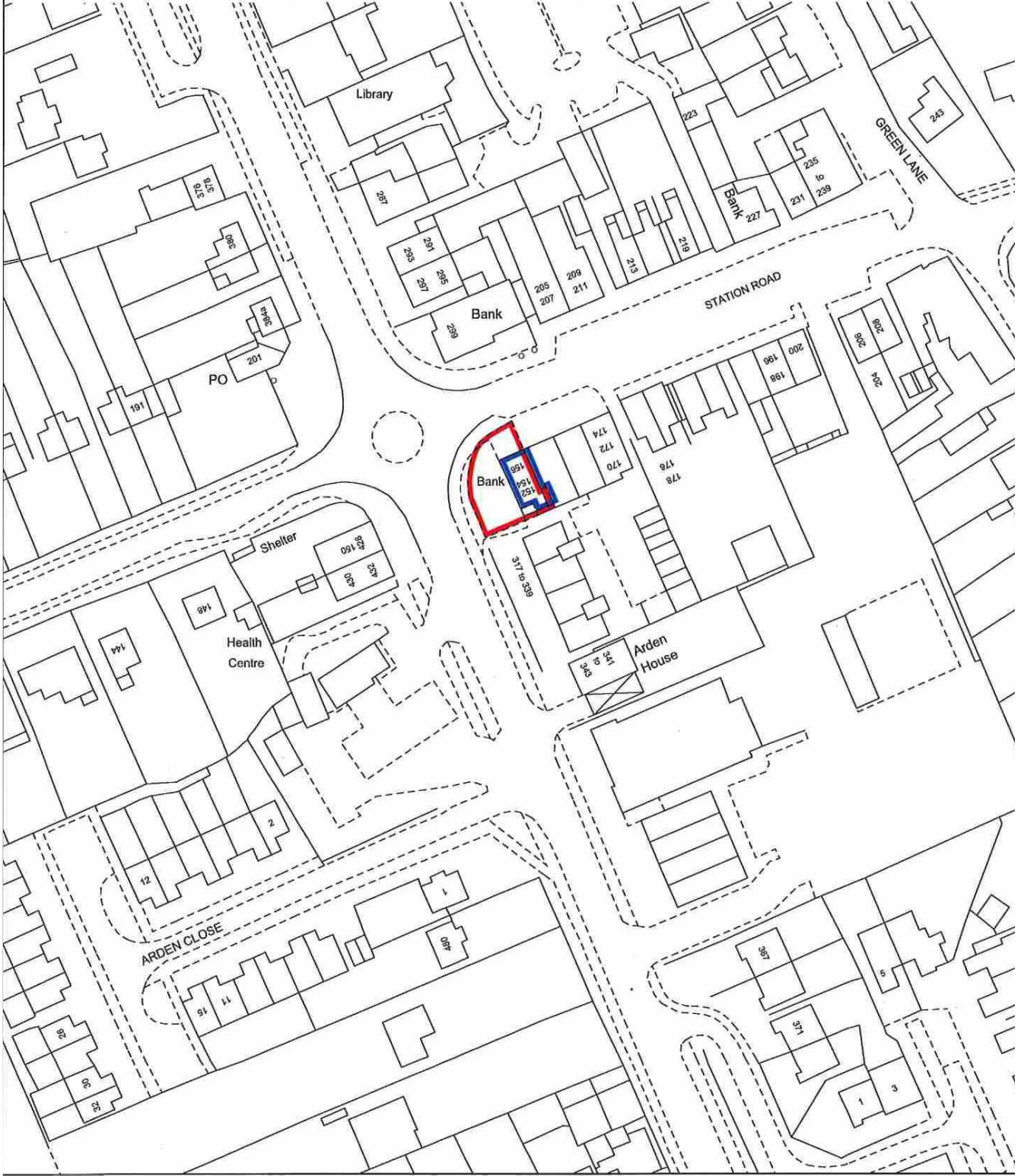
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