

358 Gospel Lane, Acocks Green, Birmingham, B27 7AJ



FOR SALE

Extended Property with D1 Use

Net Internal Area: 1,600 ft² (148.64 m²)

Location

The subject premises are located on Gospel Lane, which connects Warwick Road (A41) and Stratford Road (A34) in the Acocks Green area of Birmingham.

The property occupies a prominent position fronting the road in a well-established parade of shops which is well serviced by public transport and a high level of passing foot fall.

The location provides easy access to Birmingham City Centre approx. 7 miles north west and to Solihull Town Centre approx. 3 miles south east.

Description

The property comprises a former retail property that has been recently extended and converted providing large open plan rooms to the ground floor level with offices above.

The property has been refurbished to include:

- Wood laminate flooring
- Suspended ceiling
- LED lighting
- Gas fired Central Heating
- UPVC double glazing
- Emulsion coated walls
- Perimeter power and data
- Fire alarm
- Intruder alarm

Externally the property benefits from a front forecourt car parking and a rear paved garden.

Accommodation

Total (NIA) 1,600 ft² (148.64 m²) approximately

Price / Tenure

Offers in the region of £270,000 are sought for the freehold interest, subject to contract.

VAT

All figures quoted are exclusive of VAT which may be payable.

Rateable Value

All figures taken from VOA website data (2017/2018)

	Rateable Value
Ground Floor	£13,250
First Floor	£3,750

The first-floor office accommodation may apply for small business rates relief if let separately to the ground floor.

Planning

We are advised that the building has planning under use class A1 (Retail) and B1 (Business).

Services

We understand that all mains services are available on or adjacent to the subject premises.

However, the agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's costs incurred during the transaction.

Energy Performance Certificate

Available upon request from the agent.

Viewing

Strictly via the sole agents Siddall Jones on 0121 638 0500.

