

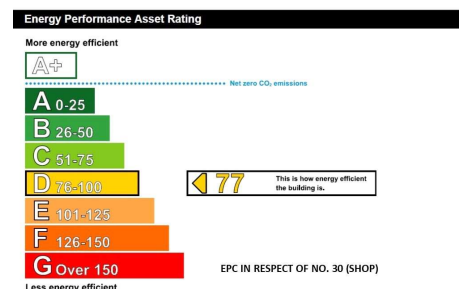


30/30A Upper High Street, Cradley Heath, West Midlands, B64 5HY

An opportunity to purchase a mixed use investment property comprising a ground floor lock-up shop and a self-contained first floor flat. Close to Cradley Heath High Street and a Tesco Superstore. EPC = 77 (D) (Shop), EPC = 68 (D) Flat

Asking Price £150,000

Ref: MSQ190268



The retail shop (currently trading as an angling suppliers) will be available with vacant possession. The flat is subject to an Assured Shorthold Tenancy. Current rental income £5,400 per annum.

The premises are within a row of retail and other commercial premises close to Cradley Heath High Street and Tesco Superstore. There is a shared side tunnel entrance providing access to the rear store serving the shop and the ground floor entrance lobby serving the flat.

ACCOMMODATION

RETAIL SHOP - 30 UPPER HIGH STREET

Retail Area: 4.27m max. (front) (2.75m min.) x 16.27m max.

REAR LOBBY

WASHROOM: With wash basin and w.c.

OFFICE: 2.70m x 2.10m

STORE: 4.54m x 3.77m With doorway access to rear yard.

SELF-CONTAINED FLAT - 30A UPPER HIGH STREET

GROUND FLOOR

ENTRANCE LOBBY: Radiator and having staircase off.

FIRST FLOOR

LANDING: With store cupboard off housing central heating boiler.

LOUNGE (FRONT): 4.38m max. (4.25m min.) x 4.59m
Radiator.

BEDROOM: 3.24m max. x 2.66m min. x 3.71m
Radiator

SHOWER ROOM: 2.06m max. x 1.54m max.
Shower cubicle, w.c., wash basin.

KITCHEN: 2.08m x 1.91m

OUTSIDE

Shared side tunnel entrance leading to the rear store and giving access to the flat.

TENURE

We understand the property is of freehold tenure.

The retail shop 30 Upper High Street is sold with vacant possession.

The self-contained flat is subject to an Assured Shorthold Tenancy and is currently let at £450.00 per calendar month (£5,400 per annum).

The Agent has not checked the legal documentation to verify the legal status of the property or validity of any guarantees.

SERVICES

30 UPPER HIGH STREET

Mains electricity, water and drainage are connected. (There is no hot water supply).

30A UPPER HIGH STREET

Mains gas, electricity, water and drainage are connected. The property has gas fired radiator central heating.

The Agent have not tested any apparatus equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

RATING ASSESSMENT

Rateable Value (2017 List): 30 Upper High Street £4,600

Where provided the Agent has made an online enquiry with the Valuation Office website and this information should be verified by interested parties making their own enquires.

COUNCIL TAX BAND

30A Upper High Street: Band A

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FIXTURES AND FITTINGS

All items, unless mentioned in these details are excluded from the proposed sale.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING

Strictly by prior appointment through Agents Scriven & Co. Commercial on 0121 422 4011.

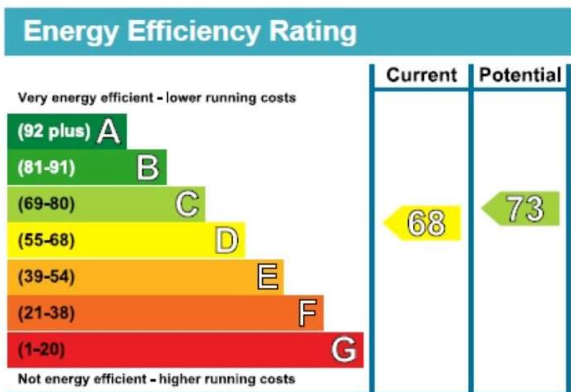
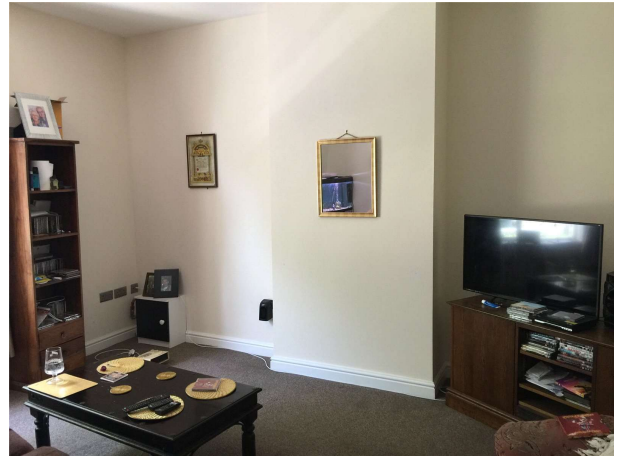
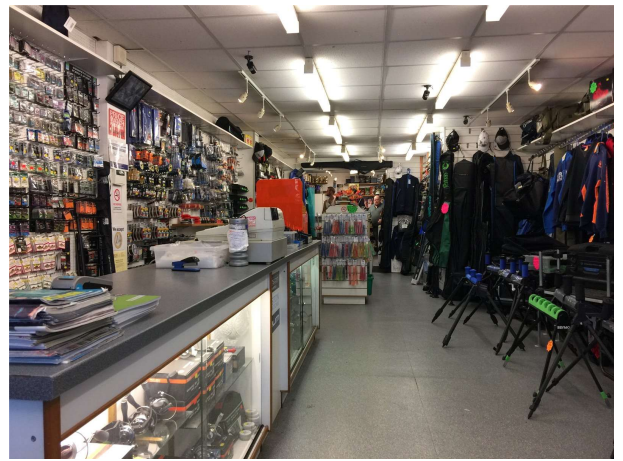
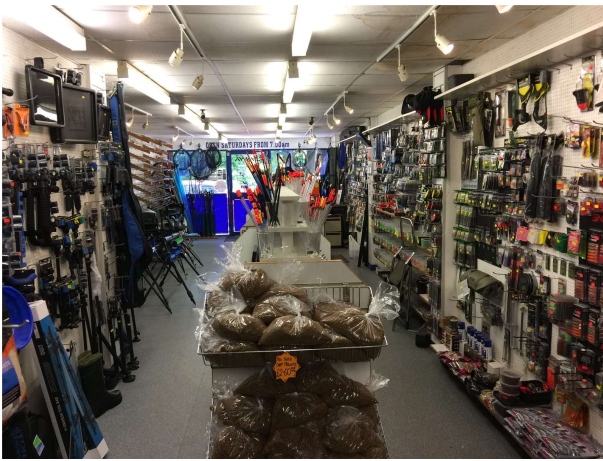
Important notices

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).



EPC for Flat 30A

Scriven & Co.

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