

# BURLEY BROWNE

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## OFFICE/RETAIL PREMISES FOR SALE

**37/38 THE GREEN  
CASTLE BROMWICH  
BIRMINGHAM  
B36 9AL**



Total Ground Floor area – 186.17 sq m / 2,004 sq ft  
Total First Floor area - 105.54 sq m / 1,136 sq ft

### FORECOURT PARKING FOR 7 CARS

- Central Heating throughout
- Air Con to Ground floor / Part First Floor
- CCTV / Alarm system / Electric roller shutters front and rear

Formerly two retail premises with residential above.  
Now extended and converted entirely for office use – potential to split.

**0121 321 3441**

**LOCATION**

The property is situated on The Green within a small parade of commercial units to include a Gas and Heating specialist, Haberdashery and Hairdresser, in a predominantly residential area. National Restaurant operator Hickory's Smokehouse are also situated on The Green and within short walking distance.

The Green is centrally located within Castle Bromwich being just off the main B4118 Chester Road approximately 8 miles to the east of Birmingham City Centre and within easy access to the M6, M6 Toll and M42 motorways.

Main line railways stations, Water Orton and Lea Hall are situated approximately 2 miles and 2.4 miles distance, respectively.

**DESCRIPTION**

The subject premises comprise two adjoining two storey properties, currently occupied and fitted out for office use with openings between the two at both ground and first floor, together with open plan single storey extension to the rear.

Forecourt parking is available to the front for approximately 6/7 cars, together with a rear gated and fenced yard area which can be approached via a vehicular right of way to the side of the parade and provides a useful additional storage area or parking for two vehicles.

Additional off-site parking is also available - details upon request.

The current configuration provides flexibility and could be split in a number of different ways to provide two self-contained two storey properties. Alternatively, subject to repositioning of the staircases, the upper floors could be made self-contained to provide separate commercial or residential accommodation.

Both properties are separately metered for water and electricity.

The accommodation comprises the following approximate floor areas:

Ground Floor area – 186.17 sq m / 2,004 sq ft  
First Floor area - 105.54 sq m / 1,136 sq ft

**TOTAL GROSS INTERNAL FLOOR AREA:**

**291.71 sq m / 3,140 sq ft or thereabouts.**

**TENURE**

The property is available for sale freehold.

**PURCHASE PRICE**

Offers around £495,000 for the whole property.

Consideration may be given to a sale of 37 and 38 The Green individually – price on application

**PLANNING**

The property has been granted planning consent for Change of Use to provide two separate offices at ground floor and two flats at first floor level – **planning application ref – PL/2020/02729/MIN FOT**

**BUSINESS RATES**

Rateable Value £12,000 obtained from the Valuation Office Rating List.

Rates Payable 2020/2021 £5,988 prior to any transitional arrangements.

**However, businesses may benefit from 100% business rate relief in 2020/21 on this property.**

Interested parties are advised to make their own enquiries with the Local Authority (Solihull) for verification purposes.

**ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Asset Rating C – 70

A full copy of the Energy Performance Certificate is available upon request.

**MONEY LAUNDERING**

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

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the transaction.

**VAT**

All figures quoted are exclusive of VAT which we understand is not applicable.

**VIRTUAL TOUR**

Click [here](#) for a virtual tour.

**VIEWING**

***Strictly by prior appointment through the sole agent, please contact***

***Burley Browne on 0121 321 3441.***

***Further information:***

***David Hemming MRICS***

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***E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)***

***Steven Hannaford MRICS***

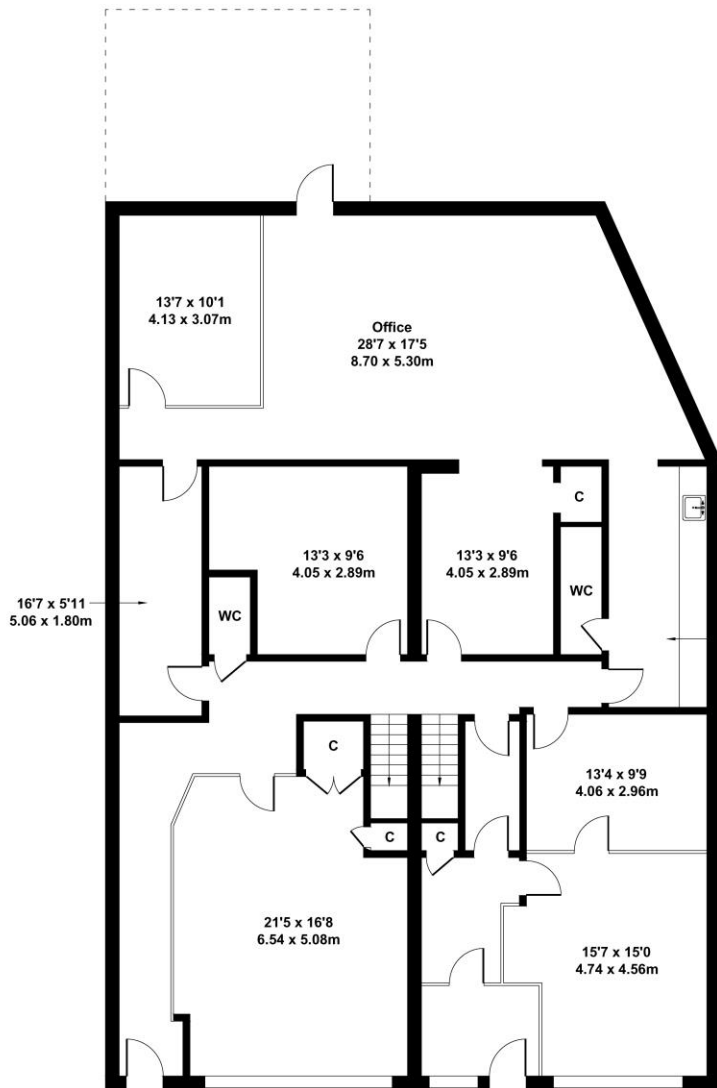
***DDI: 0121 362 1534 / Mob: 07738 713829***

***E: [steven.hannaford@burleybrowne.co.uk](mailto:steven.hannaford@burleybrowne.co.uk)***

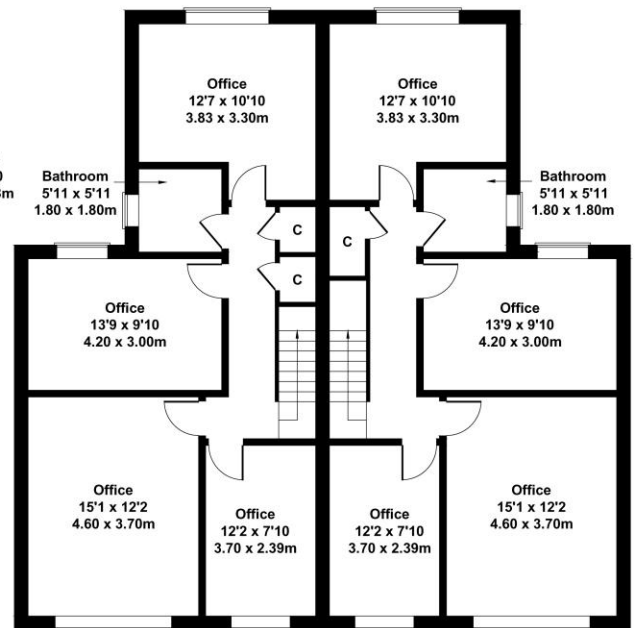


## 37/38 The Green, Castle Bromwich

Approximate Gross Internal Area  
4004 sq ft - 372 sq m



GROUND FLOOR

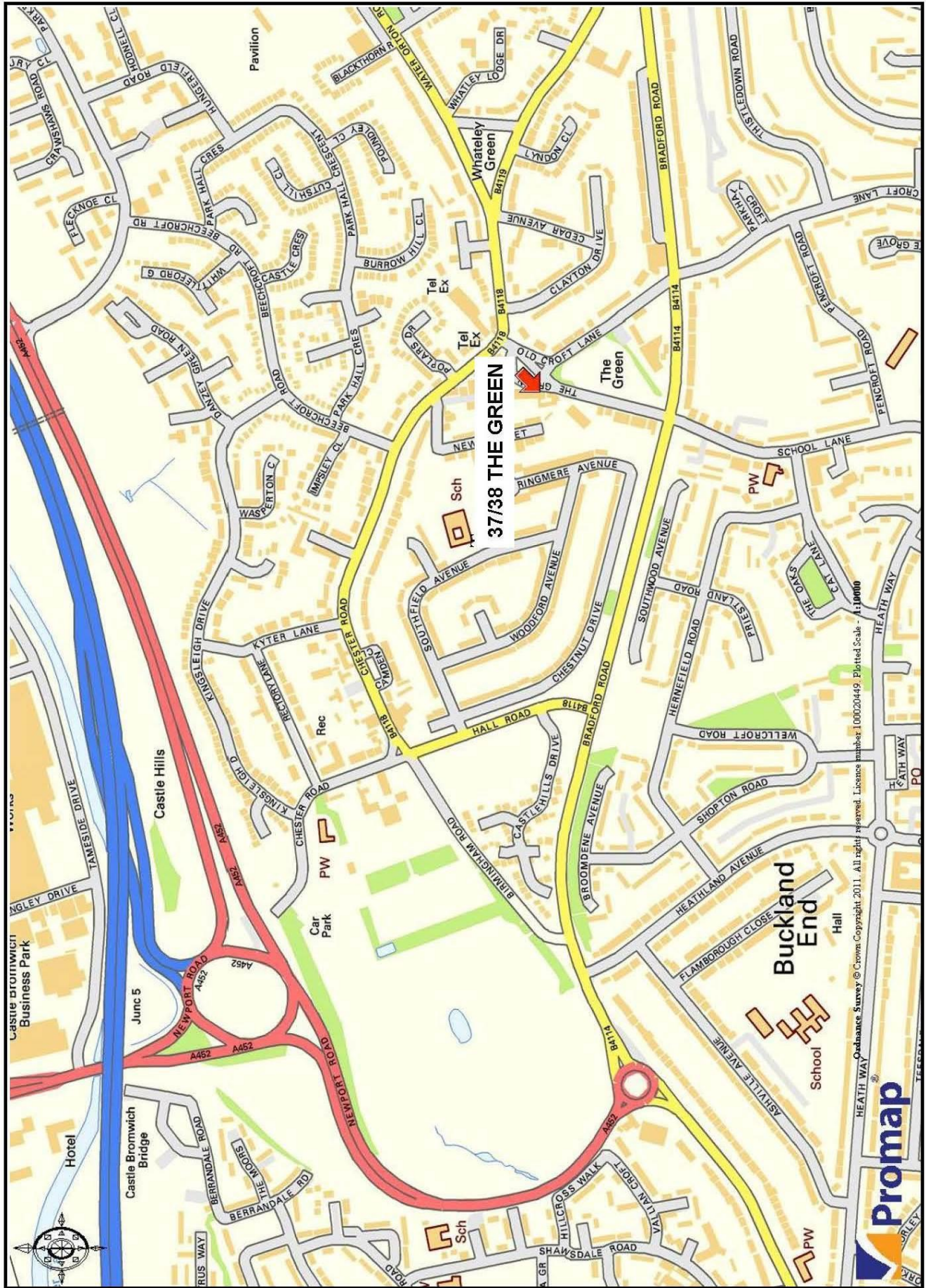


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020  
For Illustrative Purposes Only.







37/38 THE GREEN

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**CONDITIONS UNDER WHICH THESE  
PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

**VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

**Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

**Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

**Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.