

# ENTIRE FREEHOLD PROPERTY FOR SALE

174 Lozells Road, Lozells, Birmingham, B19 2SX



## LOCATION

The property is located in a prime position facing onto New Road, in the very busy suburb of Lozells, Birmingham, 3 miles from City Centre. Located opposite the Finch Road Primary NHS Care Centre, the unit is surrounded by other independent retailers, food operators and residential housing.

## DESCRIPTION

The premises comprise of a 2 storey building with rear access. The ground floor level comprises of an opticians showroom with rear consulting and staff areas. The first floor is currently fitted as an office with further scope to seek a change of use to residential.

## ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

<b>Ground Floor</b>	<b>106 sq m</b>	<b>1,144 sq ft</b>
<b>First Floor</b>	<b>46.64 sq m</b>	<b>502 sq ft.</b>

## TENURE

The property is held freehold.

## EPC

A copy of the Energy performance Certificate can be made available upon request.

## TENANT LEASE

A new 3 year commercial lease for the entire building at £20,500pa (twenty thousand five hundred pounds).

## PROPOSAL

we are instructed to seek offers in region of **£450,000. (Four Hundred and Fifty Thousand Pounds).**

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

<b>RATEABLE VALUE</b>	<b>£10,750</b>
<b>(2017 Assessment)</b>	

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

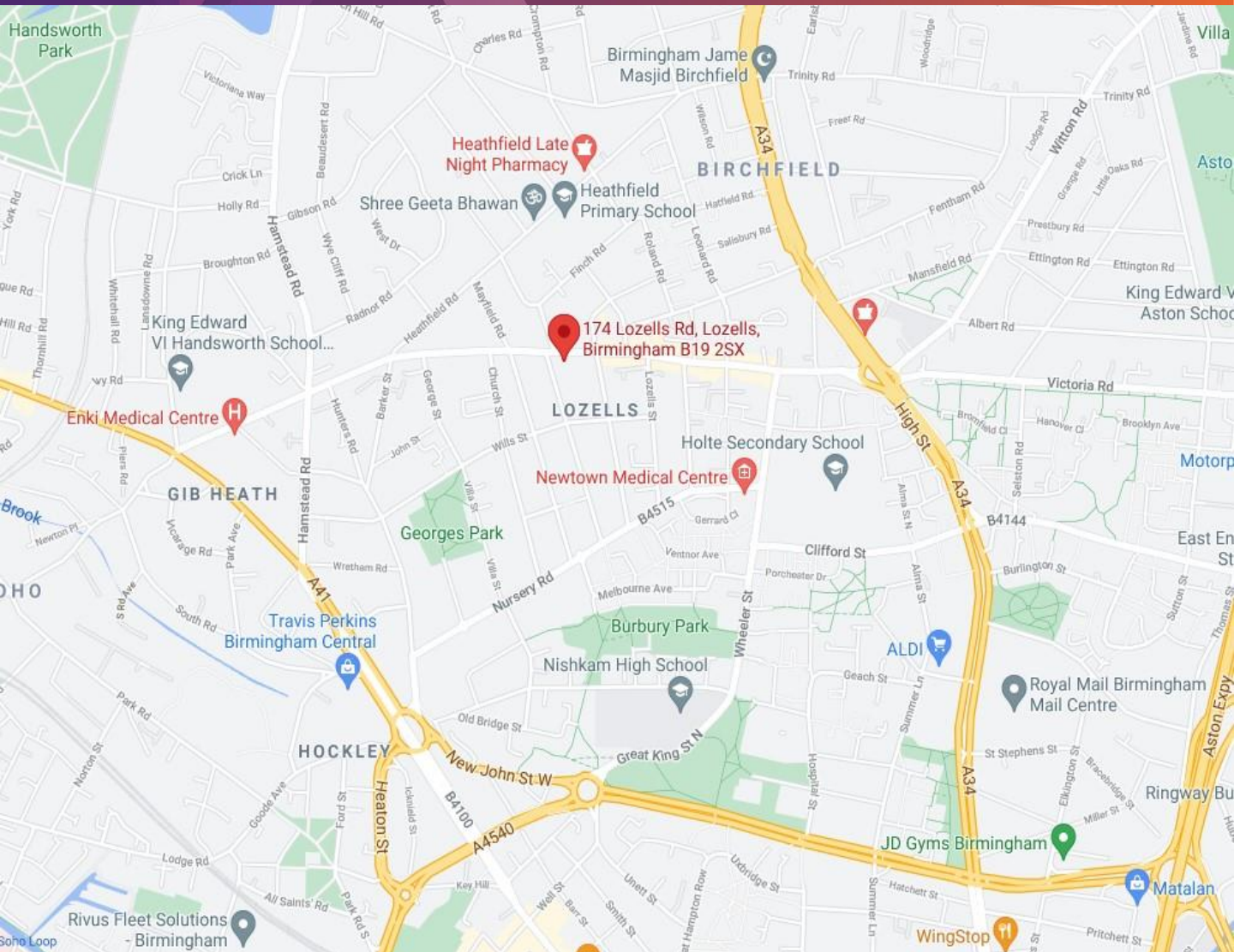
The prospective purchaser will provide an undertaking for the landlord's legal costs. This cost will be refunded to the prospective purchaser in full if the matter proceeds to completion.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents – Creative Retail.

# ENTIRE FREEHOLD PROPERTY FOR SALE

174 Lozells Road, Lozells, Birmingham,  
B19 2SX



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell

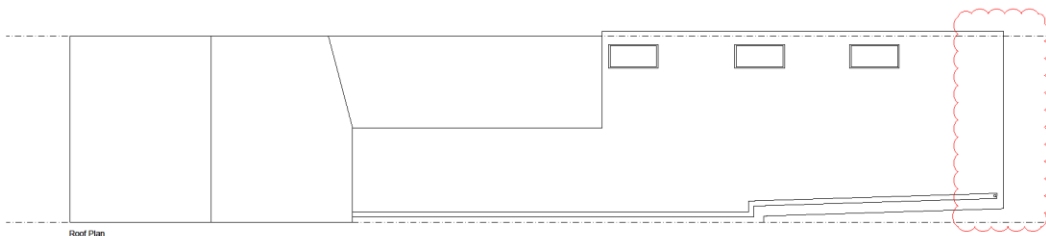
Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

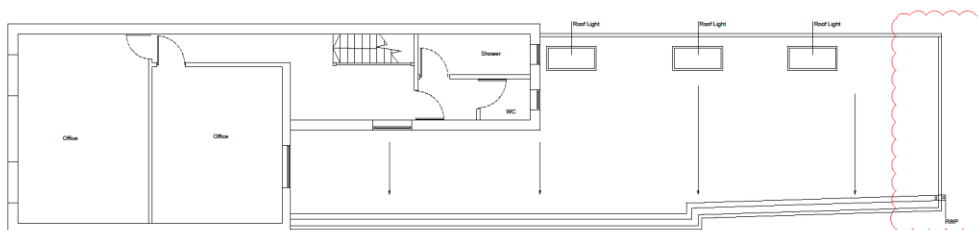
[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

# ENTIRE FREEHOLD PROPERTY FOR SALE

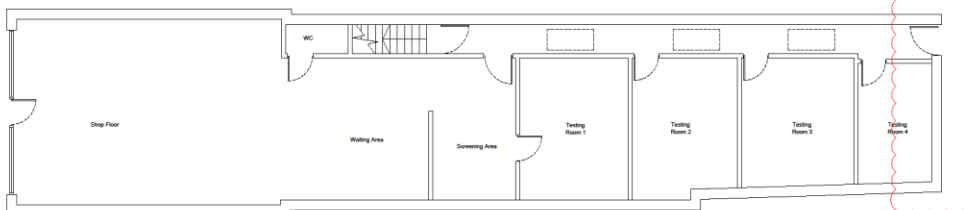
174 Lozells Road, Lozells, Birmingham, B19 2SX



Roof Plan



First Floor



Ground Floor



Copyright of this drawing is vested in Khoury Architects and must not be copied or reproduced without consent. Only figures and dimensions are to be taken from this drawing. All dimensions are in millimetres unless noted otherwise. All contractors must read the site and be responsible for taking and checking all dimensions relative to their work.

Khoury Architects are to be notified immediately of any variation between drawings and site conditions.

Notes:

A	06.03.2018	Final of building plan for the	CC
	11.05.2017	approx 45 degree rule	CC
Rev	Date	Description	By
<b>PLANNING</b>			

**KA**  
KhouryArchitects  
exciting space.

42 New Road  
Stourbridge  
DY8 1PA  
T 01384 395959



E info@khouryarchitects.co.uk  
W www.khouryarchitects.co.uk

Client  
**2020 Vision**  
Address  
174 Lozells Road  
Birmingham  
B19 2SX

Title  
**Proposed Floor Plans**

Drawn	Date	Scale
CC	06.03.18	1:500@A1
Checked	CC/ML	
DIP	210.P01.101	
Drawing Number		

210.P01.101A

CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact

Ed Purcell

Tel: 0121 400 0407

Email: [ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)