

FOR SALE

17 Watford Road,
Cotteridge, B30 3DJ



LOCATION

The property fronts onto Watford Rd, lies close to the junction with Pershore Rd and forms part of Cotteridge shopping centre.

The property is situated adjacent to **Poundstretcher**, while other nearby operators include **Greggs**, **Heron Foods** and **Savers**.

DESCRIPTION

The property comprises of a partially fitted out take-away unit with first floor accommodation that could be used as an apartment. The uppers have not been inspected and require refurbishment.

ACCOMODATION

The premises comprise of the following approximate floor area:

Internal width:	4.29 m	14ft 1 in
Shop Depth:	11.45 m	37 ft 6 in
Shop Floor Area:	49.07 sq. m	528 sq. ft
Preparation Area:	28.53 sq. m	307 sq. ft
WC		
NIA:	77.60 sq. m	835 sq. ft

EPC

The property has a rating of C (61). A copy of the certificate is available on request.

TENURE

Offers in excess of **£199,500**.

RATING ASSESSMENT

We are advised that the entire property has a Rateable Value of **£10,750**.

Please contact the local authority for further information.

RESTRICTIVE COVENANT

The following hot food uses will not be considered:
Fried Fish, Pizza's, Burgers, Peri-Peri style chicken, Kebabs.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI 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.

VIEWINGS

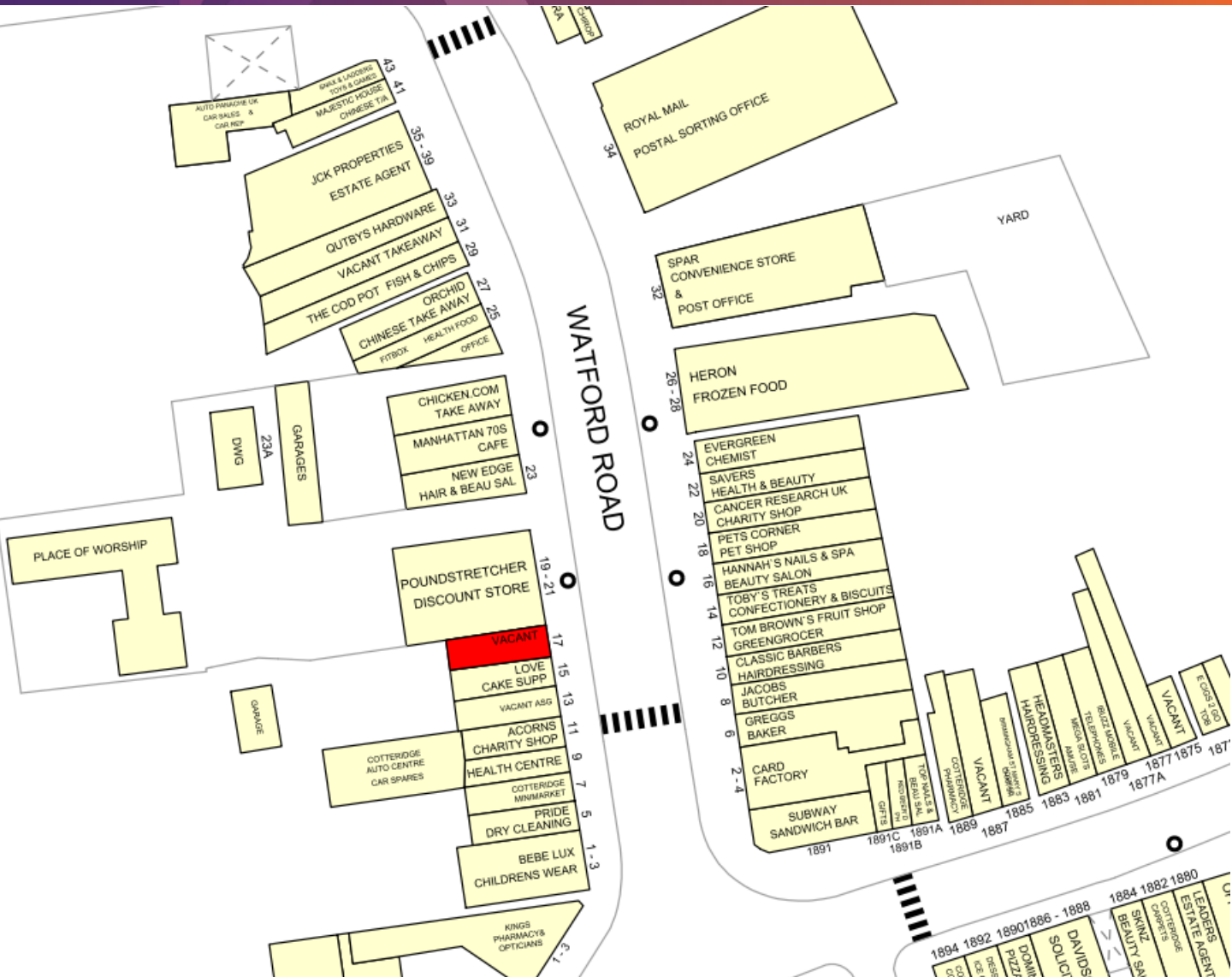
Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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