

FOR SALE – FREEHOLD INVESTMENT PROPERTY GENERATING £22,000pa

166 Streetsbrook Road,
Solihull B90 3PH



- **Planning consent for further development to the rear.**
- **Barber shop investment since 2009**
- **Affluent Solihull location**
- **Lease expires 2033**

LOCATION

The property fronts onto Streetsbrook Road, lies close to the junction with Prospect Lane and is situated 2km west of Solihull town centre.

DESCRIPTION

The property comprises of a retail property with self-contained 2-bedroom apartment above that is let on a Fully Repairing and Insuring lease expiring 2033 without a break option.

The premises are let to one tenant and generate £22,000pa. Our client has also secured planning approval to construct a 2-bedroom ground floor apartment to the rear of the property – please see the attached plans or search Solihull MBC Planning Portal PL/2023/01543/MINFDW

ACCOMODATION

The premises comprise of the following approximate floor area:

| | | |
|----------------------------|--------------------|-------------------|
| Max Internal width: | 5.42 m | 17ft 10 in |
| Max Shop Depth: | 12.01 m | 39 ft 4 in |
| Shop Floor Area: | 46.48 sq. m | 501 sq. ft |
| Staff Room: | 5.34 sq. m | 57 sq. ft |
| WC | | |
| NIA: | 51.82 sq. m | 558 sq. Ft |

APARTMENT – two bedrooms, kitchen, Living/diner, bathroom.

EPC

A copy of the EPC is available on request.

Guide Price

Offers in excess of **£330,000**.

LEGAL COSTS

Each party to be responsible for their own legal costs. The purchaser will also contribute £1500 towards our clients' legal fees.

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

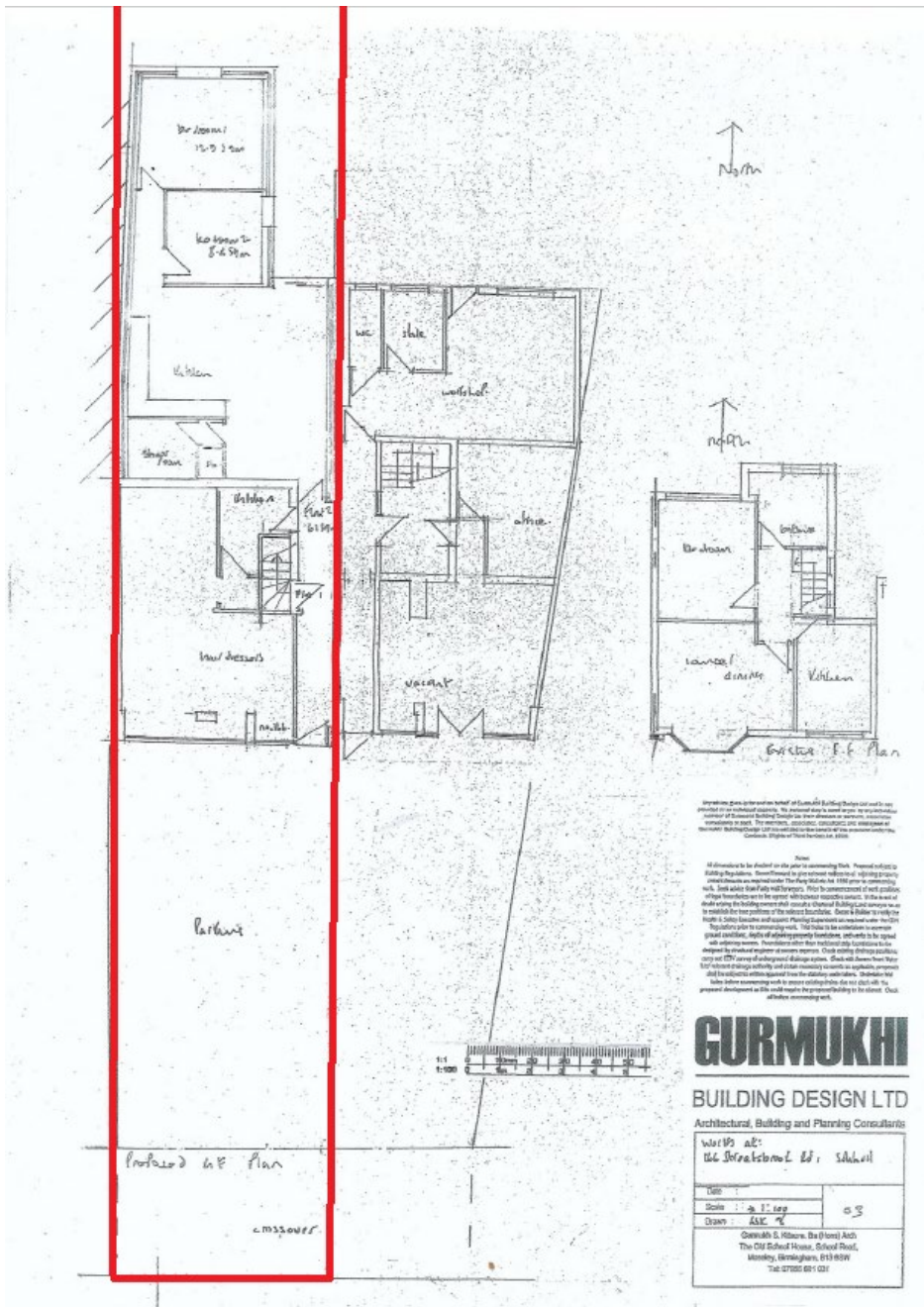
Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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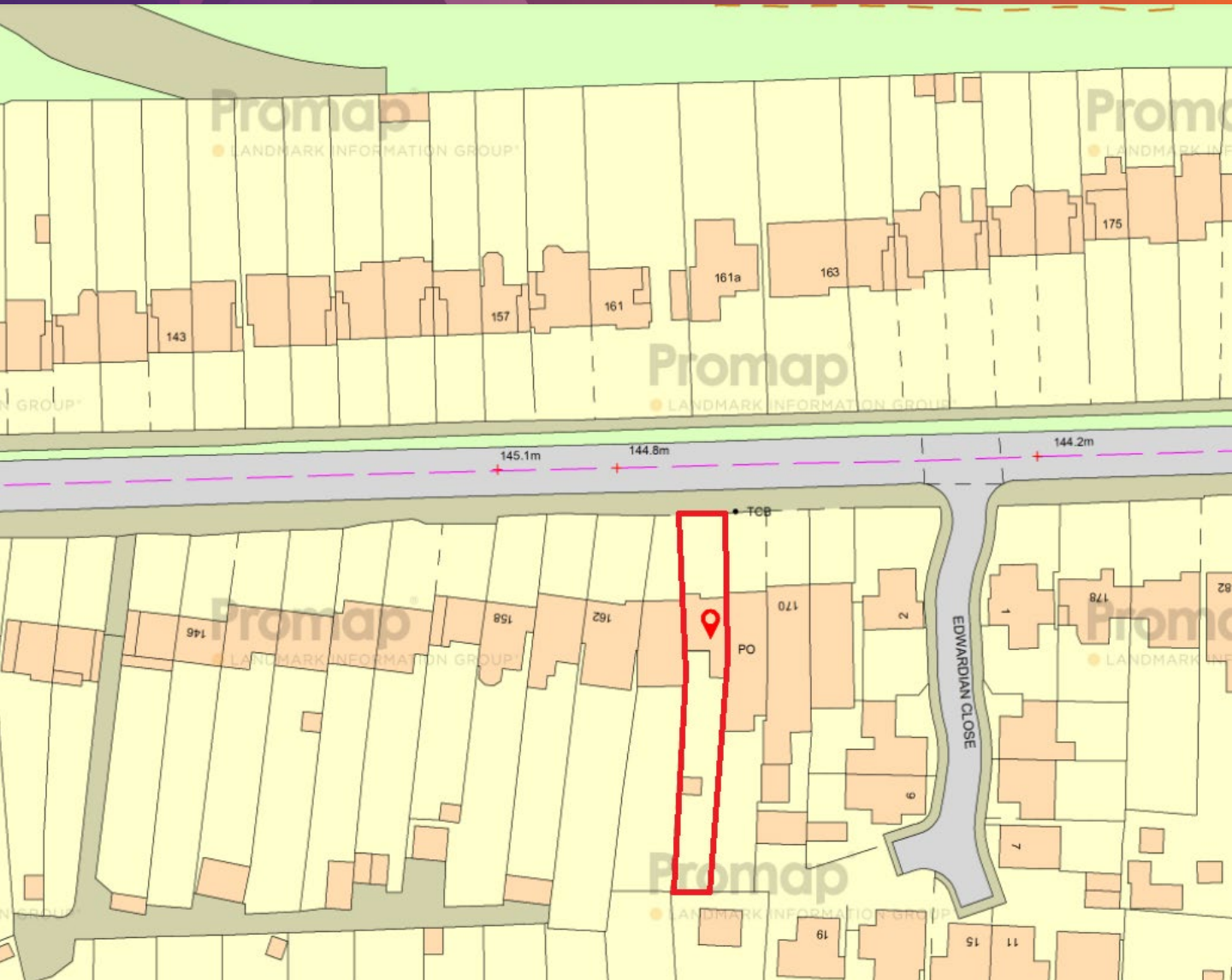
For more information, please contact:

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