

# 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:

<b>Internal width:</b>	4.29 m	14ft 1 in
<b>Shop Depth:</b>	11.45 m	37 ft 6 in
<b>Shop Floor Area:</b>	49.07 sq. m	528 sq. ft
<b>Preparation Area:</b>	28.53 sq. m	307 sq. ft
<b>WC</b>		
<b>NIA:</b>	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 and 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.

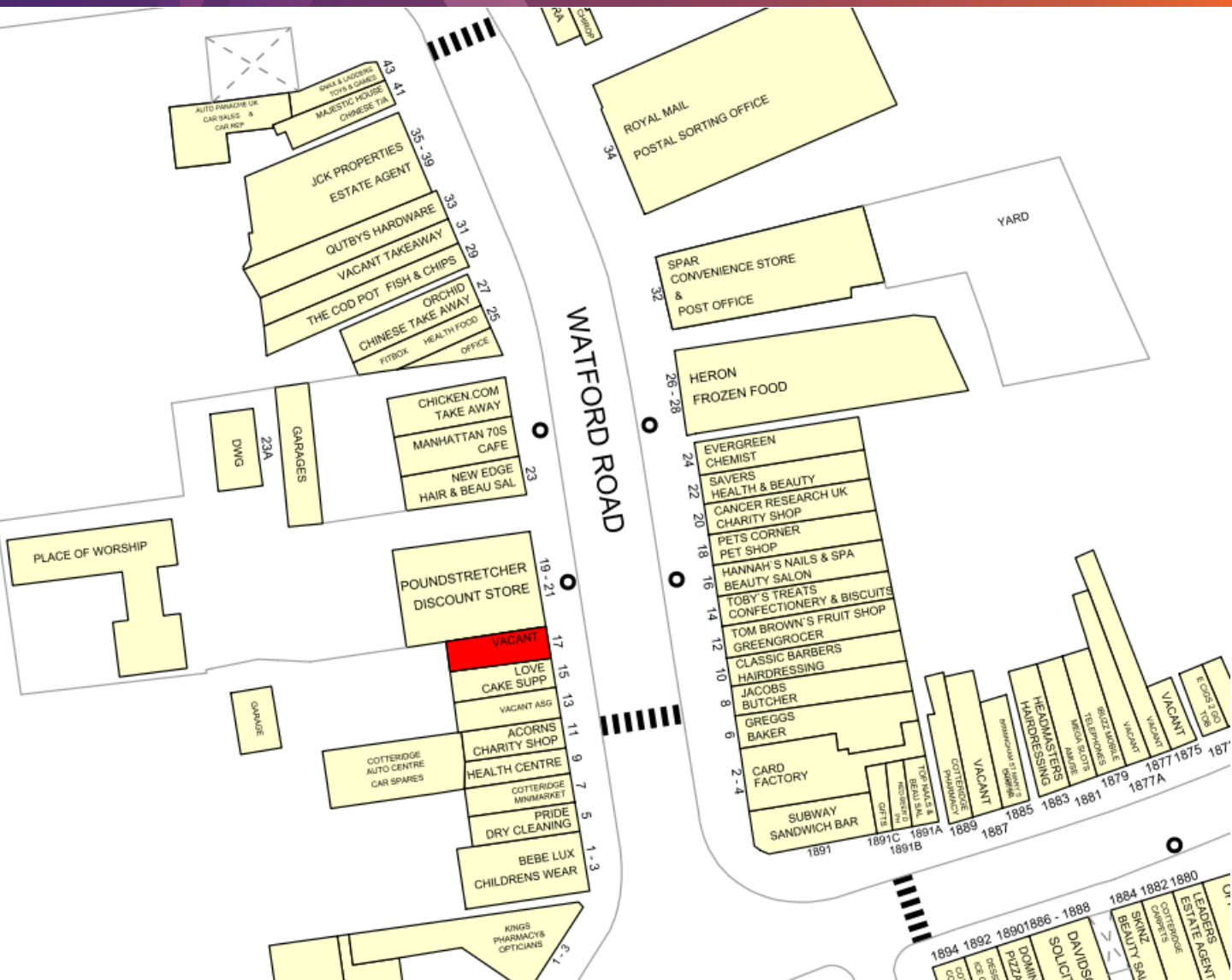
## VIEWINGS

Strictly by appointment with the Sole Retained Agents.

## SUBJECT TO CONTRACT

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