

FOR SALE

100A Widney Road,
Bentley Heath, Solihull,
B93 9BN



- **FREEHOLD office investment**
- **Office investment let to successful local developer generating £30,000pa**
- **Affluent Solihull location**
- **Lease expires 2029**

LOCATION

The property lies to the rear of the Cooperative convenience store that fronts onto Widney Rd and lies close to the junction with Slater Rd. The property is situated within the affluent village of Bentley Heath and lies a short walk from both Knowle and Dorridge.

DESCRIPTION

The property comprises of a former church that has been converted into quality offices with appropriate staff facilities and generous car parking for a number of vehicles.

ACCOMODATION

The premises comprise of the following approximate floor area:

Main Office:	59.29 sq. m	638 sq. ft
Rear Offices:	56.1 sq. m	603 sq. ft
Store	13 sq. m	140 sq. ft
Kitchen	9.32 sq. m	100 sq. ft
WC		
NIA:	137.71 sq. m	1,481 sq. Ft

LEASE

The premises are let by way of a new 5 year fully repairing and insuring lease from 29th January 2024, at an annual rent of £30,000.

GUIDE PRICE

Offers in excess of **£400,000**

EPC

A copy of the EPC is available on request.

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



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