



LEON SHUTKEVER & CO.

CHARTERED SURVEYORS

173 & 175, HAGLEY ROAD, EDGBASTON,
BIRMINGHAM B16 8UQ



FOR SALE / WILL LET

TWO LOCK UP SHOPS COULD COMBINE

Ground Floor Each Unit
587 sq ft/ 54.53 sq m net

Total Net Floor Area
1,174 sq ft / 109.07 sq m net

Leon Shutkever & Co

Chartered Surveyors & Estate Agents

155a, Main Road, Meriden, CV7 7NH

Tel: 01676 521177

www.leonshutkever.com

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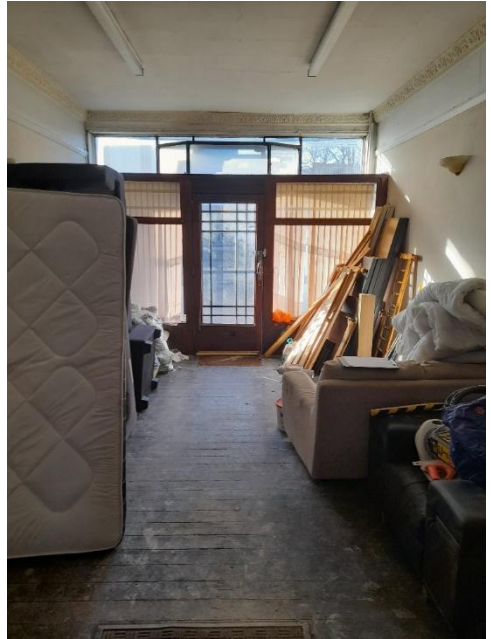
LOCATION

Prominently situated on the A456 close to the Monument Road junction by the IVY BUSH PUB.

DESCRIPTION

Comprising a pair of lock-up shop units within a Grade II listed building, with rear pedestrian right of way, from Monument Road.

EACH Shop has a self contained two bed flat above



Advantages include;

- Highly prominent position,
- Opposite Vicarage Road & Chad Road.
- Easy parking at the above
- Toilet and kitchenette facilities.
- Dry basement storage in both units
- Ready for shop fitting
- Allowance given towards shop fitting



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ACCOMMODATION

173, Ground Floor :

Front Sales 29' 6" x 12' 5" = 364 sq ft
Rear Sales 18' 7" x 8' 3" = 152 sq ft
Basement : not measured
Kitchenette 10'9" max x 9' 5" = 71 sq ft
Toilet

TOTAL : 587 sq ft 54.53 sq m

175, Ground Floor – centrally heated

Front Sales 21' 7" x 13' 0" = 279 sq ft
Basement : not measured
Rear Sales 18' 6" x 11' 4" min = 209 sq ft
Lobby : 7' x 7' 9" = 54 sq ft
Kitchenette 4'10" x 9' 6" = 45 sq ft
Ariston gas fired boiler, Two Toilets -

TOTAL : 587 sq ft 54.53 sq m

UTILITIES

Mains electricity, gas (In 175 only) water and drainage are connected.

RATING

(173) Rateable Value 2023 : £10,000
Rates Payable 25/26 £ 5,000.00 pa. Less any Small Business Rates Relief which may be applicable, PERHAPS £0.00 pa payable.

(175) Rateable Value 2023 : £9,600

Rates Payable 25/26 £ 4,800.00 pa. Less any Small Business Rates Relief which may be applicable, PERHAPS £0.00 pa payable.

TENURE : For Sale FREEHOLD / WILL LET

Each retail unit to be let on a new, six year effective full repairing and insuring lease at £ 15,000 pa, subject to 3 yearly upward only review by reference to RPI increases if any, with the ingoing lessee to be responsible for the lessors reasonable legal costs.

Each self contained two bed flat is let out at £700 pcm

EPC RATING

No 173 : E (125) - see details attached

No 175 : : D (95) ~ see details attached.

PRICE : £330,00 per freehold unit.

VIEWING: Viewing by appointment with the agents.

VAT : VAT is not applicable.

For More Information Contact:

Leon Shutkever MRICS

T: 01676 521177

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NOTICE

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1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of **Leon Shutkever & Co Ltd** or the vendor.
3. The vendor does not make or give, nor is **Leon Shutkever & Co Ltd** or their staff authorised to make or give any representation of warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessee and Lessor respectively.
