

FOR SALE



**MERCHANT HOUSE
BEAKES ROAD
BEARWOOD
WEST MIDLANDS
B67 5RS**

❖ **POPULAR LOCATION**

❖ **TRADE COUNTER USE – SUBJECT TO PLANNING**

❖ **GROSS INTERNAL AREA (GIA) 8301 SQ.FT. (771.1 SQ.M.)**

❖ **ON SITE PARKING**

❖ **CURRENT BUSINESS WILL CONTINUE AND WILL RELOCATE**

LOCATION

The property is located on the southern side of Beakes Road a short distance from the island junction with the B.4182 Thimblemill Road. Smethwick Town Centre is approximately 1 mile distant to the north, Birmingham City Centre approximately 4 miles distant to the east and junction 2 of the M5 Motorway less than 2 miles distant to the west. The property is immediately adjacent to Dance Gear.

DESCRIPTION

The building comprises a detached industrial unit of brick construction having pitched lined corrugated asbestos roof, roller shutter door to the front elevation and internal retail area/trade counter. The property stands behind a forecourt with parking to front and rear.

Regulated by RICS

**JOHN
EMMS**
COMMERCIAL

CHARTERED SURVEYORS TO COMMERCE AND INDUSTRY



www.johnemmscommercial.co.uk

Tel : 01384 257284

MERCHANT HOUSE, BEAKES ROAD, BEARWOOD, B67 5RS

SQ.FT. **AREA**
SQ.M.

The accommodation comprises ground floor with concrete floor, working height to underside of first floor 14'2", accommodation comprising:-

GROUND FLOOR

Retail Area/Trade Counter

Having partitioned walls, suspended ceiling and lighting, external security grills and customer front entrance door.

Management Offices

Having partitioned and block work walls, suspended ceilings, gas central heating radiators.

Main Unit

Having concrete floor throughout.

Ground Floor Area

4,412 Sq.Ft. **409.8 Sq.M.**

FIRST FLOOR

Having solid floor throughout, Ambi-rad gas central heating bar in roof apex. Accommodation comprises:-

Manufacturing Work Room

Stores Area

Management Offices comprising:-

Photo Studio, ladies & gents toilet, locker room, store cupboard, meeting room, tea making room, UPVC double glazed windows.

First Floor Area

3,889 Sq.Ft. **361.3 Sq.M.**

GROSS INTERNAL AREA

8,301 SQ.FT. **(771.1 SQ.M.)**

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NOTE: Additional Mezzanine records deck in roof apex (not measured).

SERVICES

The property has gas fired central heating to offices, retail area and works assembly area plus gas fired space heater to main warehouse, mains electricity and water and drainage available, security alarm.

2017 RATEABLE VALUE £20,750.

TENURE

The property is offered freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

Available with these particulars.

V AT Not applicable.

FIXTURES & FITTINGS

All items in the nature of fixtures and fitting will be included within the sale price, all other items being expressly excluded.

LEGAL COSTS

Both parties to pay their own respective legal costs incurred in the transaction.

PURCHASE PRICE

£425,000.00 (Four Hundred & Twenty Five Thousand Pounds) Subject to Contract.

VIEWING

By strict appointment with the Sole Agents : **John Emms Commercial**

Tel: 01384 257284

Email : john@johnemmscommercial.co.uk

Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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