



FOR SALE



**A Freehold Builder's Merchant Suitable For A Variety Of
Uses And/Or Development (STP)**

1020-1022 Old Lode Lane, Solihull, B92 8LJ

GUIDE PRICE:

£1,250,000

KEY FEATURES

Prominent location just off the A45 and backing onto Sheldon Retail Park

0.6 acre site considered suitable for a variety of uses including residential (subject to consent)

Renowned local builders' merchants with large car park and yard

Warehouse, sales area, and offices extending to 14,282 sq. ft. (1,327.3 sq m)

Substantial car park fronting the main road

Freehold

Guide Price: £1,250,000



LOCATION

The property is located on Old Lode Lane and accessed via Hobs Moat Road which leads directly off the main A45 Coventry Road.

The property lies 7 miles southeast of Birmingham City Centre and 12 miles west of Coventry.

Birmingham Airport, adjacent to which are the NEC and Birmingham International rail station are within 1 mile away.

Coventry Road connects directly with the M42 at Junction 3 some 3 miles to the east and Birmingham's outer ring road A4040 is 4 miles West Northwest.

The property backs directly onto Sheldon Retail Park, where occupiers include Morrisons, B & M , and M & S.

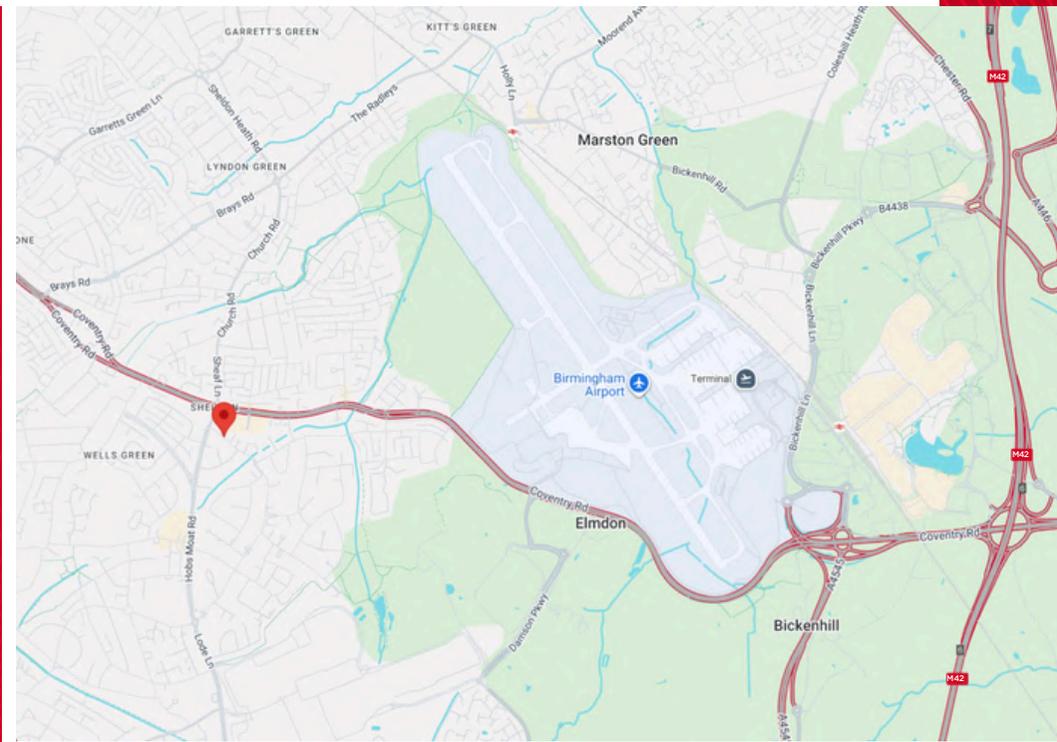
The immediate surrounding area is predominantly residential with easy access to public transport, including a bus stop immediately opposite, and Olton railway Station 1.6 miles to the southwest

DESCRIPTION

The property comprises a substantial warehouse, sales area and offices extending to approximately 14,282 sq. ft. (1,327.3 sq m) with in a site of 0.6 acre or thereabouts.

The site benefits from a large car park fronting Old Lode Land and rear and side yard areas in addition to numerous ancillary areas. The offices are situated to the first floor and include kitchen and Wc facilities along with a meeting/boardroom.

The sales area is accessed from the front car park and extends to the rear with access to a mezzanine floor which provides further sales and storage areas.



ACCOMMODATION

The property is in close proximity to several successful residential development schemes as highlighted below:-

| DEMISE | AREA SQ FT | AREA SQ M |
|-------------------------|---------------|----------------|
| Ground floor sales area | 2,900 | 269.6 |
| Ground floor warehouse | 5,432 | 504.8 |
| Loading bay | 1,138 | 105.8 |
| Ground floor office | 784 | 72.8 |
| First floor store | 3,244 | 301.5 |
| First floor offices | 784 | 72.8 |
| Total | 14,282 | 1,327.3 |

EXTERNAL

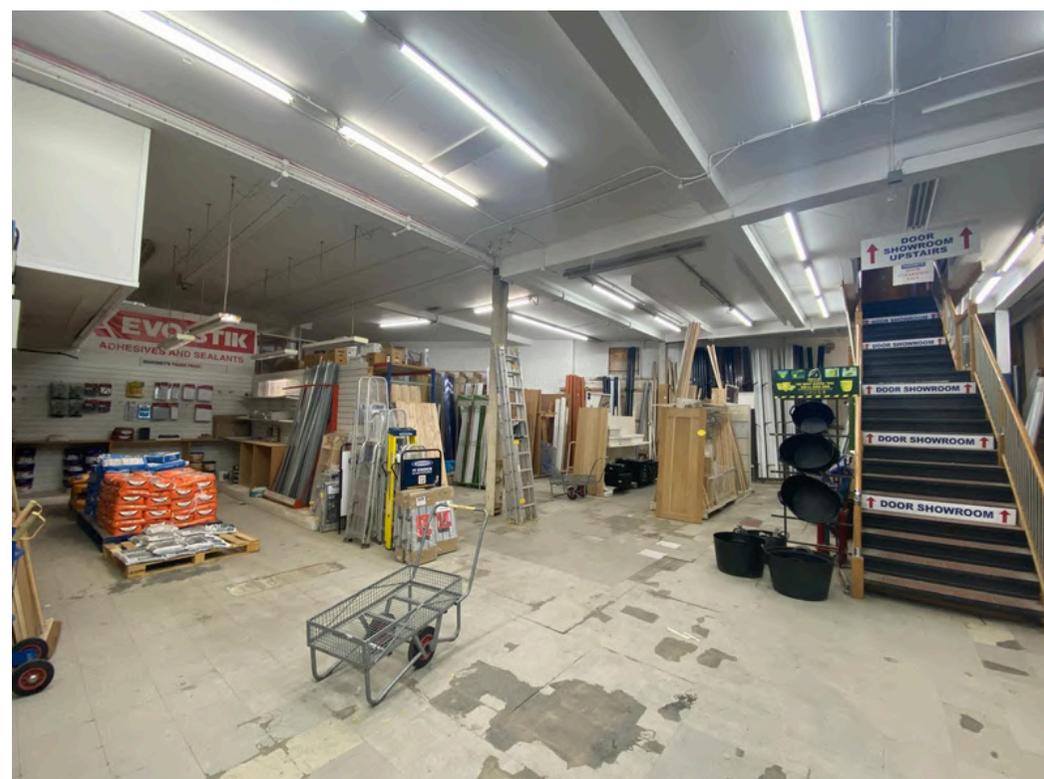
There is a main front car park with in and out access to the fore, with yard and stores to the side and rear.

SITE AREA

0.6 acre or thereabouts.

TENURE

Freehold, available with vacant possession.



VAT

All prices quoted are exclusive of any VAT that maybe applicable.

RATEABLE VALUE

The property has a current rateable value (April 2023 – present) of £62,500.

EPC

Available upon request

VIEWINGS

Strictly only by prior appointment with the sole selling agents.

GUIDE PRICE

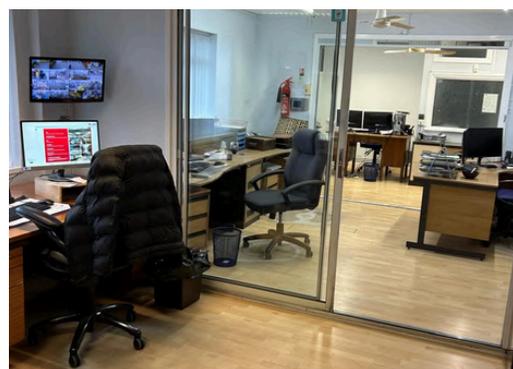
Offers based on £1,250,000 are invited for the Freehold interest.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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