Bond Wolfe

For Sale

170 Streetsbrook Rd, Shirley, Solihull B90 3PH

Substantial and deceptive mixed use investment opportunity in sought after location

Highlights

- Substantial mixed use property in sought after residential suburb.
- Comprises high end hair salon and 3 beauty rooms with comprehensive owners' accommodation.
- Versatile accommodation suitable for owner occupiers and investors alike.
- Further redevelopment opportunities (subject to consents).
- Garaging/workshop to the rear with access from Edwardian Close.
- Forecourt car parking.
- Freehold.

Offers based on £645,000

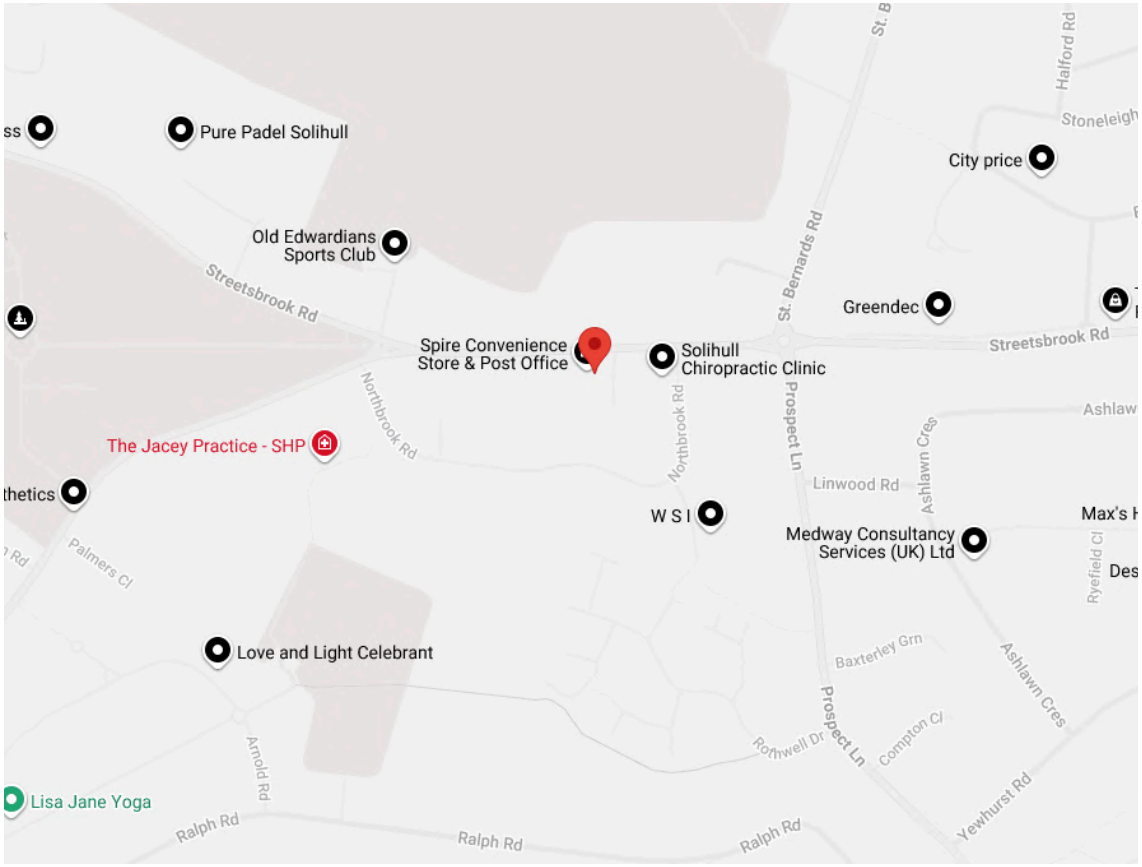
Location

Situated on the highly regarded Streetsbrook Road, this property enjoys a prime location within easy reach of both Shirley and Solihull town centres.

The area offers an excellent range of amenities, including supermarkets, independent shops, restaurants, cafés and leisure facilities, whilst the nearby Touchwood Shopping Centre provides an extensive retail and entertainment destination.

Well placed for commuters, the property benefits from convenient access to Shirley and Solihull railway stations, regular bus services and the M42 motorway network, with Birmingham International Airport and Railway Station also within easy reach.

The area is particularly popular with families due to its selection of well-regarded schools and nearby parks and recreational facilities, combining everyday convenience with an attractive residential setting.



Description

The property comprises a substantial mixed use opportunity incorporating a high quality hair salon with 3 beauty rooms upstairs.

Beyond the commercial aspect, there is substantial and flexible owners' accommodation both to the rear and above.

The lay out of the property lends itself to both owner occupiers and investors looking to derive an income from the commercial element and the residential accommodation separately.

The ground floor opens to an established and high-quality ground floor hair salon with beauty rooms above.

To the rear and above is the existing owners accommodation.

Accommodation

Ground Floor
Hair Salon extending to approximately 540 sq. ft. or thereabouts
WC's
Breakfast Kitchen
2 x Living rooms
2 x bedrooms (one of which is an ensuite)
WC
Office (currently utilised as a music studio)
Bathroom
Garage/workshop
External
Forecourt customer car parking
Rear patio
Garden room
Garage and car parking to the rear (access off Edwardian Close)

First Floor (Above Salon)	First Floor (above living accommodation)
3 x Beauty treatment rooms with WC	Ensuite principle bedroom with built in wardrobe

Further Information

EPC

Available upon request.

Business Rates

The ground floor commercial element has a rateable value of £8,000.

Price

Offers based on £645,000 are sought for the Freehold interest, with vacant possession.

Tenure

Freehold with vacant posession.

Legal Costs

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

VAT

We have been advised that VAT is not applicable in this transaction.

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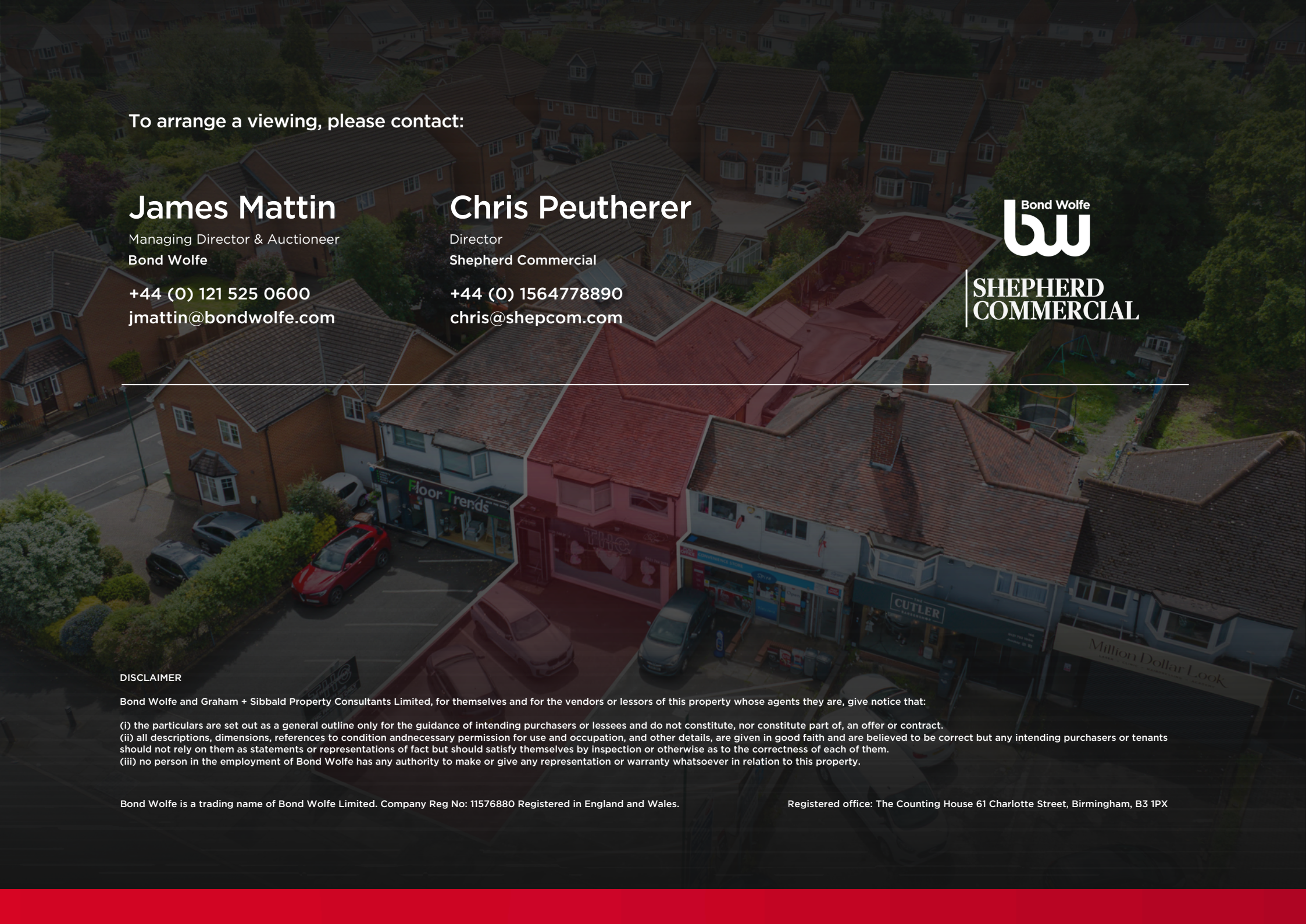

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