



# FOR SALE

Bond Wolfe  
**bw**



**A Substantial Town Centre Freehold Commercial Property With Development Potential**

247 High Street, Erdington, Birmingham, West Midlands, B23 6SS

GUIDE PRICE:

**£280,000**



## KEY FEATURES

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Prominent town centre corner location

Substantial three story property - 3,224 sq. ft. ( 299.62 sq m) or thereabouts

Large open plan ground floor shop with rear access

1<sup>st</sup> & 2<sup>nd</sup> floor offices - currently vacant with development potential (STP)

Ground floor let at £1,000 pcm (available with vacant possession ff required)

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Guide Price - £280,000





## LOCATION

The property occupies a prominent corner position along the High Street within the popular Birmingham suburb of Erdington. Situated at the junction with Coton Lane benefits from national occupiers in close proximity include Betfred, Greggs, Ladbrokes, Cancer Research, Peacocks, Farmfoods, Merkur and Poundland.

## DESCRIPTION

The property comprises a substantial 3 storey corner commercial property which benefits from rear access. The ground floor comprises a large open plan shop whilst to the first & second floors there are former offices in need of development/refurbishment.

The ground floor shop is let on a short term basis at a passing rent of £1,000 pcm., trading as Yellow Tag, a ladies and children's clothes store. The tenant maybe prepared to sign a new longer term lease , or alternatively, the property can be purchased with vacant possession.

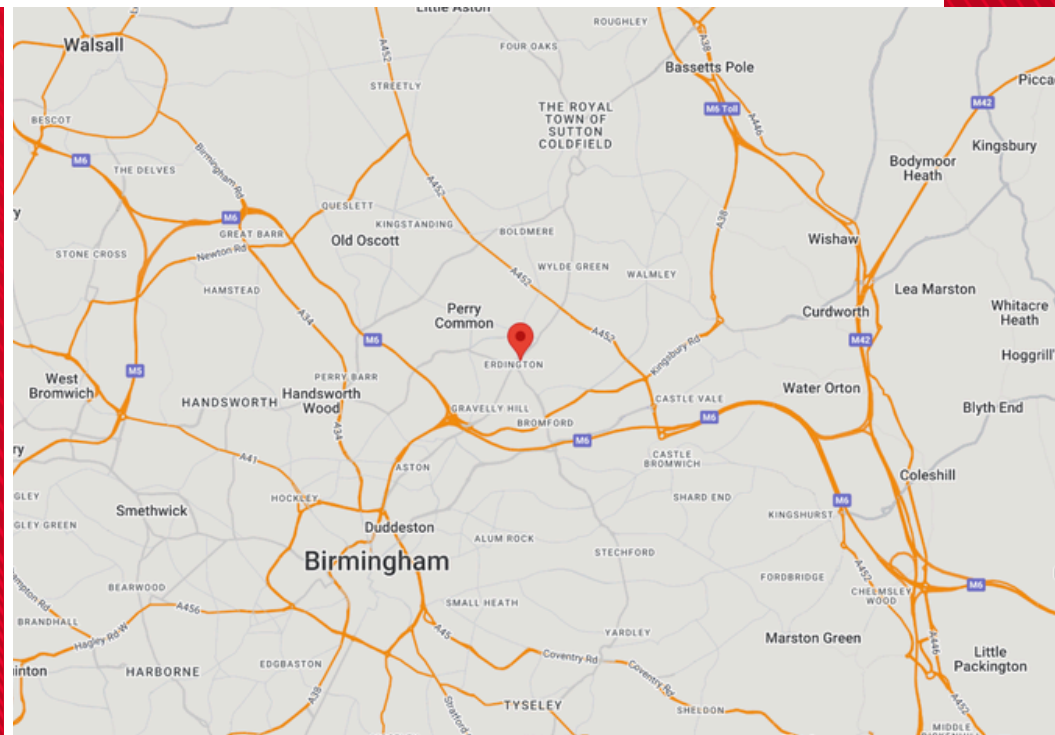
## ACCOMMODATION

Ground Floor ( retail) - 2,119 sq. ft.  
First Floor ( offices) - 537 sq. ft.  
Second Floor ( offices) - 568 sq. ft.

Total - 3,224 sq. ft.

## RATEABLE VALUE

Current rateable value (1 April 2023 to present)  
Ground Floor - £12,750  
1<sup>st</sup> & 2<sup>nd</sup> Floors - £7,500





## TENURE

Freehold

## EPC

Available upon request.

## VAT

We are advised that Vat is not applicable, but purchasers should verify this themselves.

## PRICE

Offers based on £280,000 are sought for the freehold interest.

## 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.

## LEGAL COSTS

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





# CONTACTS

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