

MIXED USE | FOR SALE



1-1A STATION ROAD & 1702-1704 WARWICK ROAD, KNOWLE, B93 0HW

2,560 SQ FT (237.83 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Former Bank Premises Located Within the Heart of Knowle Village

- Guide Price £750,000
- Former Bank Premises
- Ground Floor Retail
- Return Frontage and On-Street Parking
- Ancillary Uppers and Basement Area





## DESCRIPTION

The property consists of an attractive corner building of traditional masonry construction with a pitched tiled roof which was previously occupied by Barclays bank.

The ground floor comprises retail premises with a return frontage, benefiting from excellent natural light provided by a large glazed facade. The space is predominantly open-plan retail area, with some cellular and ancillary spaces to the rear, including WC facilities.

The first floor accommodates a canteen/kitchen and several small offices.

A strong room is located in the basement, offering dry storage space.

There is a separate side and rear access to two self-contained flats on part first and second floors. These flats have been sold separately on FRI leases expiring in 2130 at Peppercorn ground rent.

On-street parking is available locally.



## LOCATION

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The premises are located on the corner of Warwick Road and Station Road, in the Knowle area of Solihull.

Station Road provides as a link between Knowle and Dorridge, both being affluent villages within the Solihull Borough.

The property is located approximately 3 miles south west of Solihull Town Centre and is also near to Junction 5 of the M42 Motorway giving excellent access to Birmingham International Airport, the NEC, Warwick (some 6 miles to the South East) and 1.3 miles from Dorridge Station.

Nearby occupiers include Loki Wines, Eric Lyons Butchers and Octagon Bar.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Retail	1,924	178.75	Available
1st - Office / Ancillary	306	28.43	Available
Basement - Basement / Strong Room	330	30.66	Available
<b>Total</b>	<b>2,560</b>	<b>237.84</b>	

## SERVICES

We understand that the property benefits from mains electricity, water and foul drainage.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID, proof and source of funds to satisfy Anti-Money Laundering protocols.

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£29,250

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £750,000

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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