

MIXED USE | FOR SALE



1679 HIGH STREET, KNOWLE, SOLIHULL, B93 0LL

1,832 SQ FT (170.20 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Restaurant Premises with First-Floor Self-Contained Office

- Guide Price £600,000
 - Former Cafe Saffron
 - Vacant Possession
 - High Street Location
 - Rear parking
 - Self-Contained Office Building
-



DESCRIPTION

The property comprises a ground floor restaurant premises with pedestrian access from the High Street.

Internally the property comprises of an open plan restaurant area, which previously had space for circa 55 covers, lounge seating area, bar, guest WCs, and kitchen facilities.

The restaurant is now vacant and the kitchen equipment has been removed from the building.

To the rear of the property is a detached brick-built storage room with pitched tiled roof and off-road parking for multiple vehicles.

The first floor office accommodation is accessed via a rear service road and offers versatile office accommodation, kitchen and WC facilities.

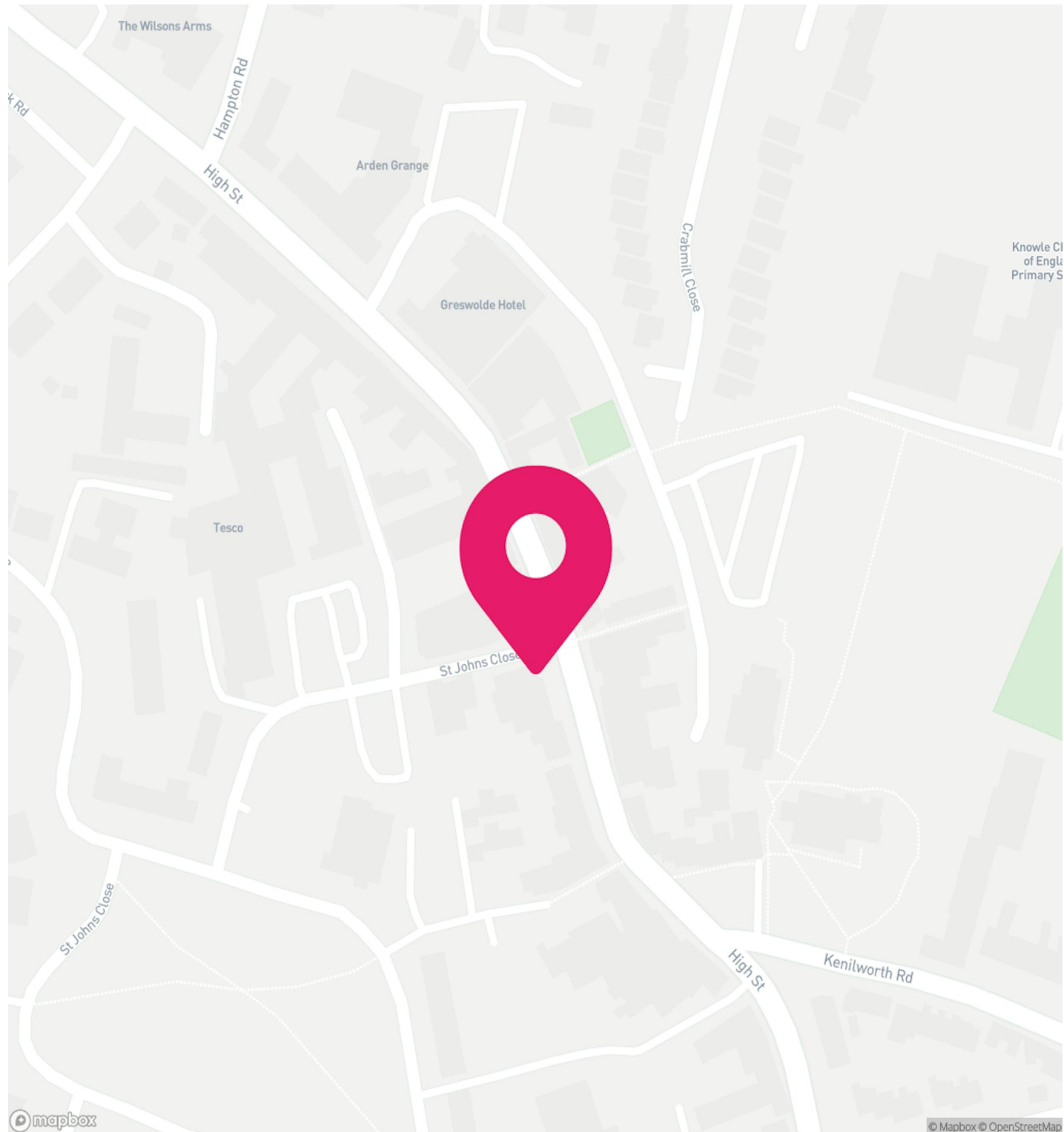


LOCATION

/// SAVING.BRICK.DISHES

Knowle is an attractive and affluent village within the Metropolitan Borough of Solihull, situated approximately 2 miles south east of Solihull Town Centre, with easy access to the national motorway network via the A4141.

The property occupies a prominent trading position on the prime High Street opposite Giggling Squid restaurant and in close proximity to Costa Coffee, The Greswolde Arms and Cheal's Restaurant.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Restaurant	1,120	104.05	Available
1st - Office	712	66.15	Available
Total	1,832	170.20	

SERVICES

We understand that the premises benefits from all mains services connected on site.

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

RATEABLE VALUE

£16,000. The office element benefits from small business rates exemption

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £600,000

POSSIBLE USE CLASSES

Class A3 - Restaurants and Cafes

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



Edward Siddall-Jones

0121 638 0500 | 07803 571
891
edward@siddalljones.com



Ryan Lynch

0121 638 0800 |
07710022800
ryan@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY | CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)