A fantastic opportunity to acquire a freehold investment property on an active parade of shops. The property is fully let, on the ground floor to a Nursery and at first floor level to a residential tenant. Income producing at £1,600 pcm.
DETAILS
The property comprises of a ground floor commercial unit that is let to a Nursery on a five year lease dated 1st April 2015 at £1200 pcm. There is a large extended open plan space, a separate kitchen, office and toilets. There is a paved area to the rear and parking for two cars. At first floor there is a one bedroom apartment that benefits from a reception room, kitchen, bathroom and a gas central heating and hot water system - let on an AST at £400 pcm.

OUTSIDE
To the front of the property there is off road parking for two cars, to the rear there is also parking for two cars.

TENURE
We have been advised that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

VIEWINGS
At short notice with DM & Co. Homes on 0121 775 0101 or by email sales@dmandcohomes.co.uk

WANT TO SELL YOUR PROPERTY
Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull’s fastest growing Estate Agency.

FOR SALE BY MODERN AUCTION
This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.
not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer’s solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5%; to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of