



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

£700,000 Price guide

568 STRATFORD ROAD
SOLIHULL | B90 4AY

- Occupied by European Tyre Enterprises Ltd
- Prominent Town Centre Location
- Parking Area

LOCATION

The Property is situated on Stratford Road, the main road for shops and businesses in Shirley and generally comprises a high proportion of independent retailers. On the opposite side of Stratford Road is Solihull Retail Park accessed via Marshall Lake Road.

Shirley is easily accessed from the M42 at Junction 6.

DESCRIPTION

The Property is currently occupied by European Tyre Enterprise Ltd and accessed via the main road with parking to the front for around twelve vehicles.

The Property is constructed from brick and blockwork elevations under a profile clad roof with 10% rooflights. At the front there is a small air-conditioned reception area including separate staff and customer WC facilities. There are two roller shutter doors providing access via the front of the building.

There is a single and three-phase electricity supply to the property.

DATA ROOM

You can request access to the Data Room via the online link.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 4,337 sq ft (402.92 sq m).

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £27,500. Interested parties are advised to speak with the Local District Council for further information.

EPC

An EPC is currently being prepared for the Property.

TERMS

The Property is currently let to European Tyre Enterprise Ltd at a passing rent of £26,000 per annum on FR&I terms. The Lease expires on 23rd June 2029. Kwik-Fit Properties Ltd act as a Guarantor of the Lease.

VAT

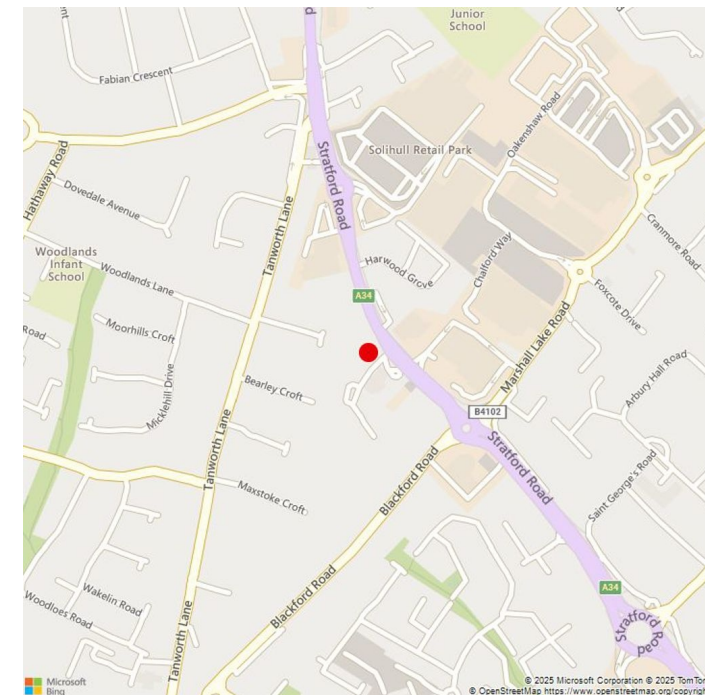
The Property is opted to tax and therefore VAT will be applicable to the purchase price.

LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





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