

# SHEPHERD COMMERCIAL

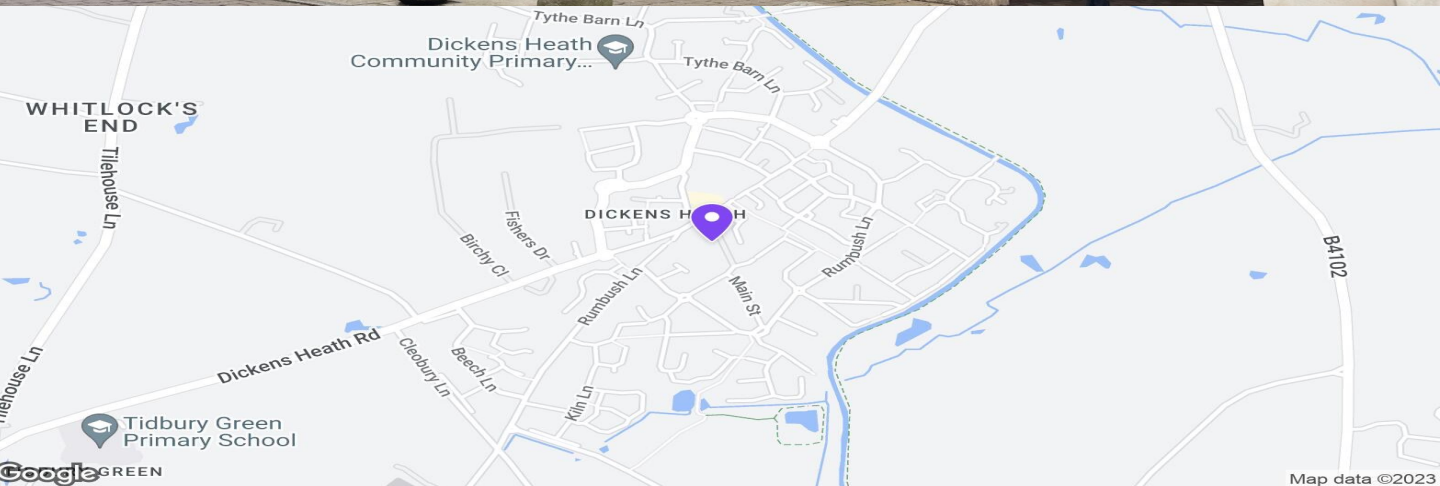
## FOR SALE GROUND FLOOR RETAIL PREMISES

FOR SALE

Parkview House 112 Main Street Dickens Heath Solihull B90 1UA  
shepcom.com

Net Internal Floor Area 700 sq ft

01564 778890



**PURCHASE PRICE**  
**£289,950 + VAT**

## Key Features

- **Set in prominent location**
- **Frontage 30' 6, Return frontage 37'**
- **Building Depth 37'**

## Location

Dickens Heath Village is a successful and prosperous new community that has been created approximately 4 miles south west of Solihull Town Centre and approximately 2 miles from Junction 4 of the M42 Motorway.

The Village will comprise in excess of 1,500 dwellings with further phases in the pipeline and the Market Square within Dickens Heath Village centre will provide the retailing and community facilities for the village, together with the surrounding established residential areas of Shirley Heath, Majors Green, Truemans Heath, Wythall and Cheswick Green.

## Description

The premises have been fitted with dropped ceiling with LP3 light fittings and feature spotlights. The floors are carpeted throughout. Heating is by way of a ceiling mounted air conditioning unit. To the rear of the unit there is a kitchen area together with a rear toilet.

The property has the benefit of a return frontage to the side passageway which leads between Main Street and the rear car park. There is therefore excellent window display.

The premises have a frontage to Main Street of 30' 6 and a building depth of 37' to provide 700 sq ft of useable floor space.

**Services:** - We understand all mains services are connected to the property. There is an annual service charge to cover both the external maintenance of the building and the common areas and services for the village. The current charge is believed to be £2400 per annum.

**VAT:** – Where applicable VAT is included in quoted figures

**Legal Costs:** – Each party will be responsible for their own legal costs incurred in the transaction.

## Tenure

The premises are offer for sale with vacant possession and are held on a 999 year ground lease from 2003 and subject to an annual peppercorn rent.

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

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