

SHEPHERD  
COMMERCIAL

## Midland House, 334 Chester Road, Sutton Coldfield, B74 3ED

Midland House is a 3,511sqft internal corner-front unit and further site extending around Chester Road and Hardwick Road

### Summary

Tenure	For Sale
Available Size	3,511 sq ft / 326.18 sq m
Price	£985,000
Service Charge	N/A
Rates Payable	£9,231.50 per annum At current, a 75% relief is applicable through Walsall Council
Rateable Value	£18,500
EPC Rating	Upon enquiry

### Key Points

- Forecourt parking
- Rear yard
- Large sales area
- Double glazing
- Significant prominence
- First floor offices
- 28ft entrance frontage
- Rear extension

# Midland House, 334 Chester Road, Sutton Coldfield, B74 3ED

## DESCRIPTION

334 Chester Road is a 3,511sqft operating car registration dealership set within a detached two-storey brick construction, surmounted by a pitched tiled roof and equipped with a rear brick extension lined with flat asphalt roofing. The site has previously been used for an array of retail services but of recent has been primarily office accommodation to house staff - with forecourt parking for 10 vehicles to supplement. Showcasing large glazed frontages and extending unto Hardwick Road.

## LOCATION

Midland House is situated upon a significant corner-front plot fronting Chester Road, Hardwick Road and Little Hardwick Road, some 2 miles west of Sutton Coldfield Town Centre. The unit itself benefits from increased traffic flow through the A452, as the arterial route continues up to the M6 Toll towards the north and both J5 and J7 of the M6 towards the south. The metropolitan borough of Walsall sits 5 miles west of the site.

## TERMS

The property is to be offered to the freehold open market for the sum of £985,000.

## VIEWINGS

- Strictly with Shepherd Commercial through arranged appointments only.

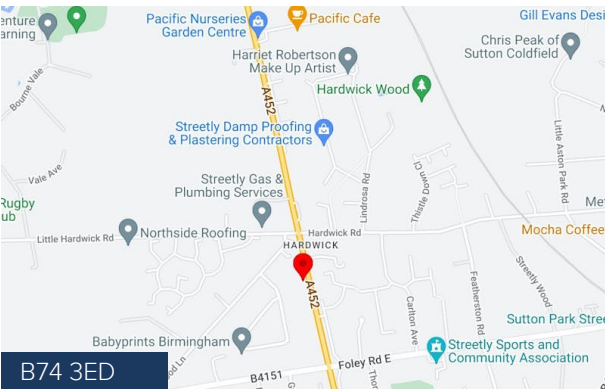
## ACCOMODATION

The property is comprised of both ground floor and first floor accommodation consisting of the following:

- Main Sales - 364sqft
- Staff Kitchen - 144sqft
- Record Room - 88sqft
- Board Room - 208sqft
- General Office - 1,032sqft
- Sales Room - 1,049sqft

To the first floor:

- Office 1 - 156sqft
- Office 2 - 280sqft
- Store - 60sqft
- Kitchen - 130sqft



## Viewing & Further Information

**KAINE ARKINSON**

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