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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

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

### Key Points

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

## 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.

## Property Highlights / Amenities

- Build Status: Light Refurbishment
- Total parking spaces: 10
- Shop Frontage (ft): 28

## 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.

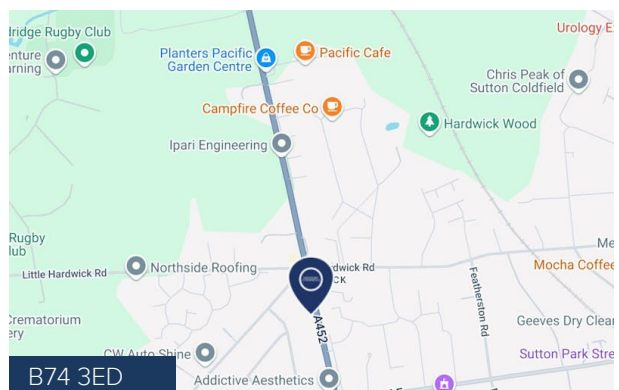
## Accommodation

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

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