

32 Manor Park Road

Birmingham, B36 0DJ

SHEPHERD
COMMERCIAL



FOR SALE

917 SQ FT
(85.19 SQ M)

£350,000

A vacant 917sqft ground floor commercial property with a two-bedroom apartment surmounting

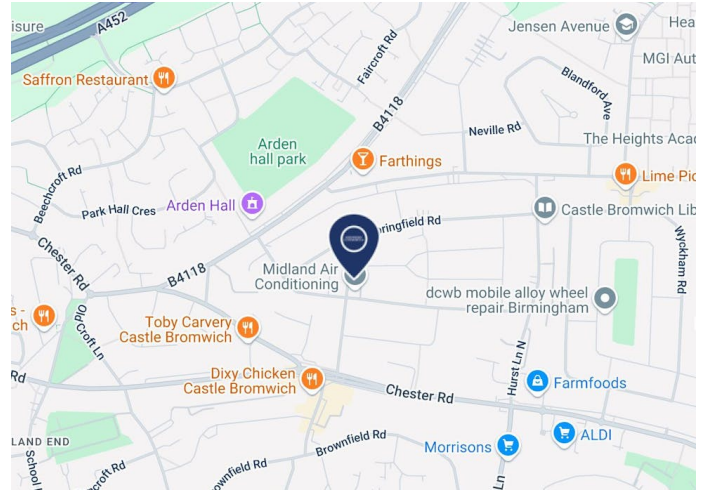
- Good Footfall
- Forecourt
- Rear Studio Extension
- Downstairs Kitchen
- Vacant Throughout
- Freehold Sale

01564 778890
www.shepcom.com

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Summary

Available Size	917 sq ft / 85.19 sq m
Price	£350,000
Service Charge	N/A
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The property is to be sold with vacant possession on the entirety.

Description

32 Manor Park Road, Castle Bromwich is a 917sqft commercial retail property set within a small parade of Manor Park Road, together with a two-bedroom vacant flat. The centre terraced property is formed of two-storey brick construction and surmounted by a pitched tiled roof along with a rear single-storey studio extension. The residential aspect is entirely self-contained.

Location

32 Manor Park Road is prominently situated in Castle Bromwich, benefiting from excellent transport connectivity and local amenities. The property lies approximately 1.5 miles from Junction 5 of the M6 motorway, providing quick access to the wider Midlands motorway network, including the M42 and M5, ideal for regional commuting. Birmingham city centre is located around 7 miles to the southwest, easily reachable by car or public transport. Birmingham International Airport and NEC are approximately 6 miles away, further enhancing the location's appeal for commercial occupiers. Nearby Castle Bromwich centre offers numerous retail, dining, and leisure facilities within walking distance, complemented by regular bus services linking to the city centre and surrounding areas.