

MIXED USE | FOR SALE

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54 AND 54A POPLAR ROAD, SOLIHULL, B91 3AB

2,015 SQ FT (187.20 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Mixed-use investment premises located within Solihull town centre

- NIA 2,015 ft²
 - Offers in the region of £550,000
 - Strong trading location
 - Uppers may suit conversion to residential
 - Ground floor tenanted at £30,000 PA
 - Uppers Vacant
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DESCRIPTION

The property comprises a two-storey terraced building of traditional masonry construction with a pitched tiled roof.

The property is situated within the popular Solihull town centre, an established commercial location where a wide range of national occupiers are represented, together with independent retailers, restaurants and professional services.

The ground floor provides a retail unit arranged to offer predominantly open plan retail accommodation, together with ancillary space to the rear, including kitchen and WC facilities.

Accessed via a separate entrance from the front elevation, the upper floors provide well-presented office accommodation across the first and second floors, benefitting from dual aspect windows together with WC and kitchen facilities.

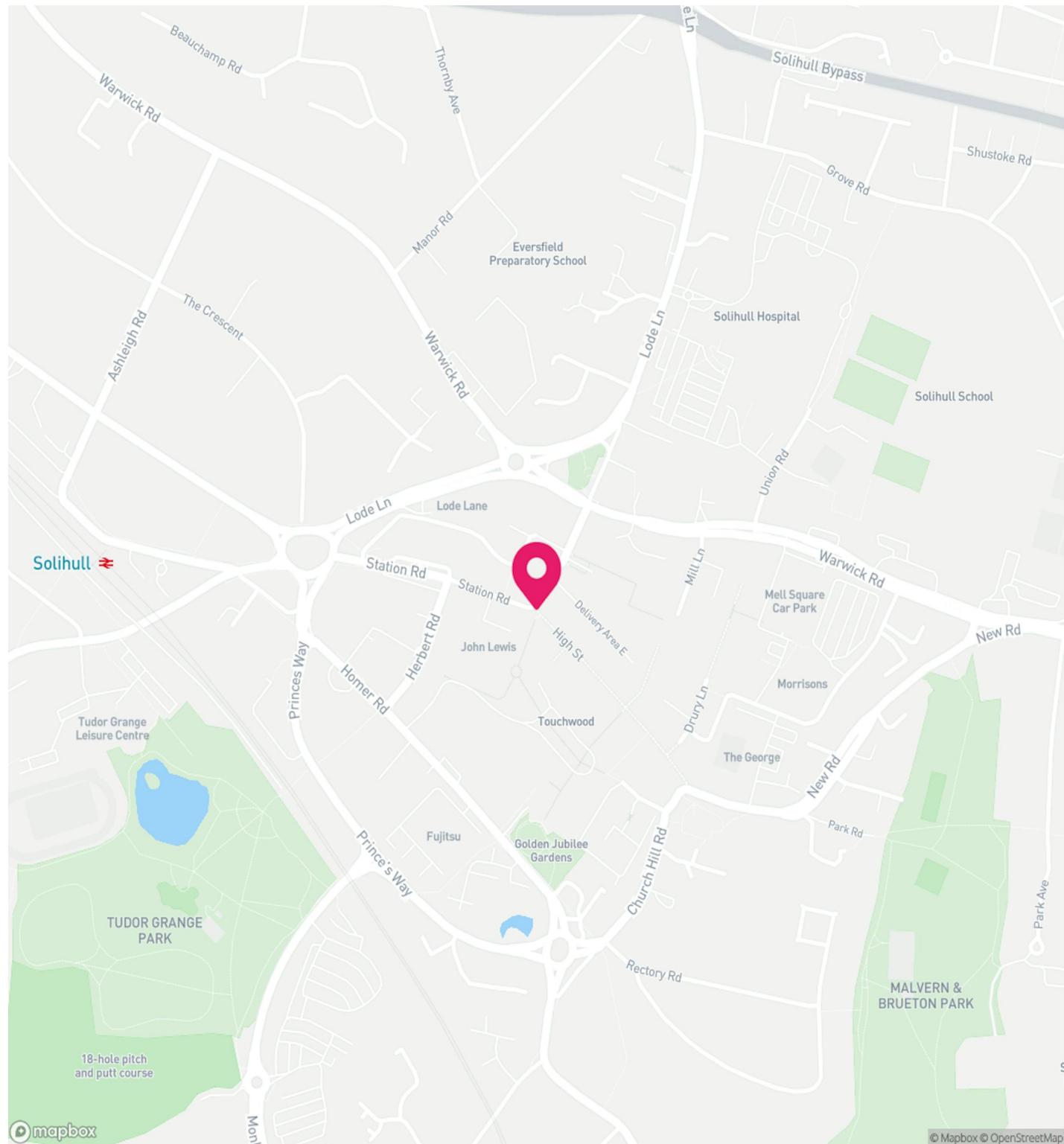
Externally, the property benefits from off-road parking for multiple vehicles.



LOCATION

The property is prominently situated on Poplar Road within Solihull Town Centre, an established and popular commercial location. Poplar Road benefits from strong pedestrian footfall and lies in close proximity to a number of national occupiers, as well as the entrance to the Touchwood Shopping Centre.

The location is well served by public transport, with Solihull Train Station within walking distance, providing regular services to Birmingham City Centre and London Marylebone.



AVAILABILITY

| Name | sq ft | sq m | Availability |
|------------------------------|--------------|---------------|---------------------|
| Ground - Retail | 1,010 | 93.83 | Available |
| 1st - First and Second Floor | 1,005 | 93.37 | Available |
| Total | 2,015 | 187.20 | |

RATEABLE VALUE

Ground Floor Retail RV £23,250
First and Second Floor Offices RV £13,000

TENANCY

The ground floor is currently let at a passing rental of £30,000 per annum.

The first and second floor offices are vacant.

Vacant possession may be available via separate negotiation.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £550,000

EPC

D (77)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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