

SHIRLEY

139-141 Stratford Road, B90 3AY

**Freehold For Sale
(Business Unaffected)**

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The subject premises are situated in a busy location on Stratford Road adjacent to **PizzaHut** and close to a variety of national and independent occupiers including **Domino's, Subway, Vivid Ink, Coffee Roaster & A Plan Insurance** amongst others.

There is a dedicated car park to the rear of the building.

Tenancy Information

The premises are for sale freehold, subject to an existing tenancy in favour of 139 and the first floor of 141, which is let to DP Wade Solicitors for a term expiring 1st March 2024 at a rent of £22,150 pa.

The the ground floor of 141 was previously occupied by Nationwide and has recently been vacated.

Freehold offers are invited in excess of **£400,000**

Accommodation

The premises are arranged over ground and first floors which has been divided into two separate units, comprising the following approximate floor areas:

FLOOR	SQ FT	SQ M
139-Ground Floor	624 sq ft	59 sq m
139/141 -First floor	1,155 sq ft	107 sq m
141-Ground floor	1,439 sq ft	133 sq m

Business Rates

139-Rateable Value (2022): £18,750

141-Rateable Value (2022): £18,000

Interested parties should make their own enquiries directly with the local charging authority regarding the actual amounts payable.

VAT and Costs

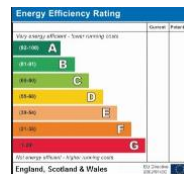
We have been verbally advised that the premises are not elected for VAT.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



All Enquiries

Richard Lyons
rylons@ltlproperty.com
0161 260 0063

Elliott Gagan
egagan@ltlproperty.com
0161 260 0075

SHIRLEY

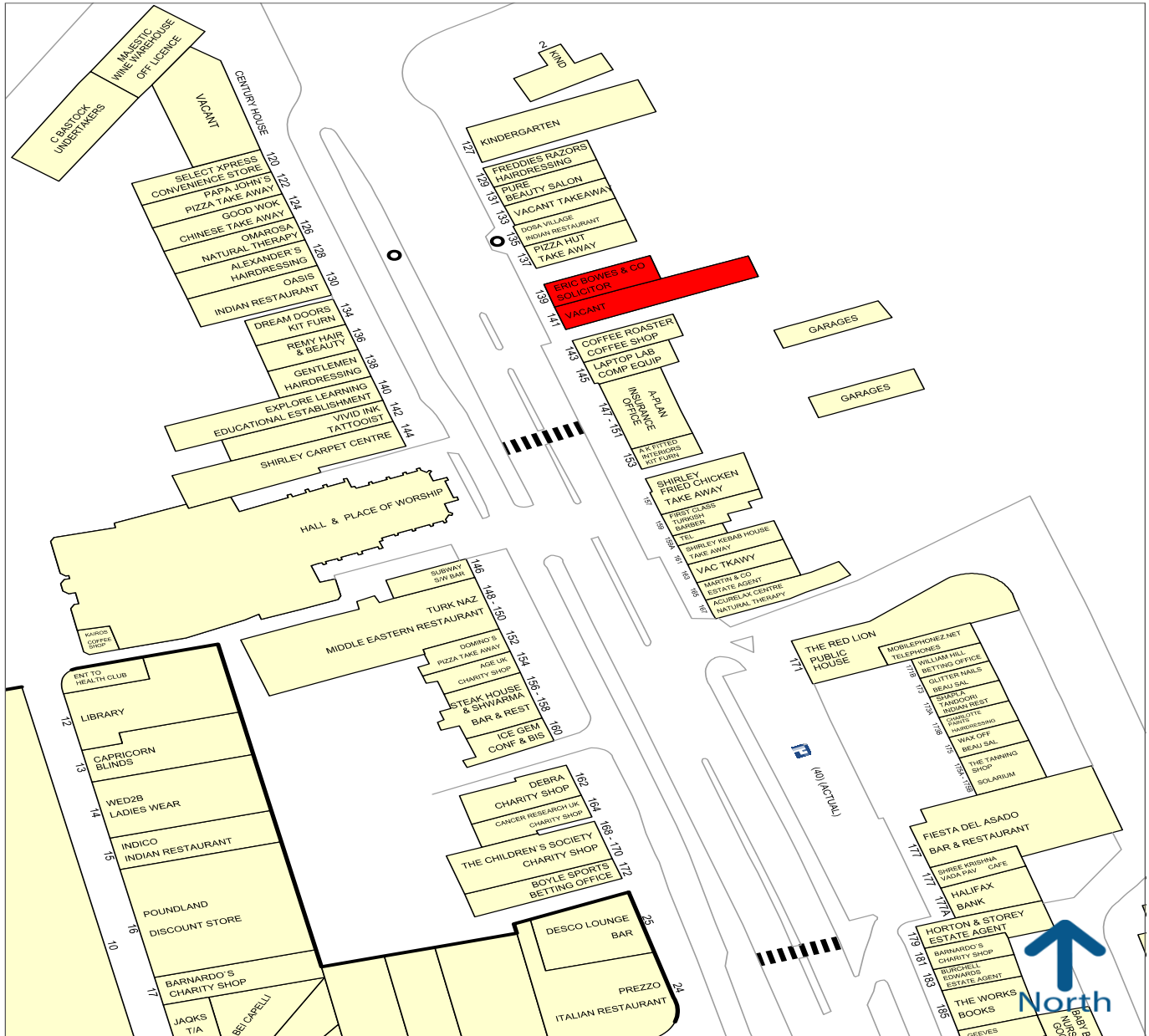
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Experian Goad Plan Created: 16/12/2022
Created By: LTL Property Consultants Limited



50 metres
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December 2022. Subject to Contract.

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