

# FOR SALE

112 BIRCHFIELD ROAD, HEADLESS CROSS, REDDITCH, WORCESTERSHIRE,  
B97 4LT



## 1,681 SQ FT (156 SQ M)

RETAIL PREMISES WITH SELF-CONTAINED FLAT ABOVE

- CONVENIENT LOCATION
- YARD TO REAR
- PROMINENT POSITION
- ONE-BEDROOM FLAT
- AVAILABLE IMMEDIATELY
- FREEHOLD

## PURCHASE PRICE £165,000 (PLUS VAT)

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The Property is a well-known mid-terrace building on the popular Birchfield Road, just off Evesham Road, approximately 1 mile south of Redditch Town Centre.

The Property is configured as follows:-

Ground Floor - Shop with display window to Birchfield Road of some 825sqft fitted to a reasonable standard, incorporating a suspended ceiling and LED lights. Store/WC facilities to rear. External staircase ascending to:

First Floor -Kitchen; Lounge; Bathroom; Conservatory; Cupboard.

Stairs ascend to:

Second Floor – Double Bedroom.

To the rear there is a good-sized Yard and Garden, providing ample parking.

**SERVICES:** Please note that the services have not and will not be checked.

### ASKING PRICE

£165,000 (VAT TBC)

### RATEABLE VALUE

£9,900 – 100% Small Business Rate Relief potentially available.

### TENURE

Freehold.

### EPC

Shop – Band E (117)

Flat – Band D (60)

### LEGAL FEES

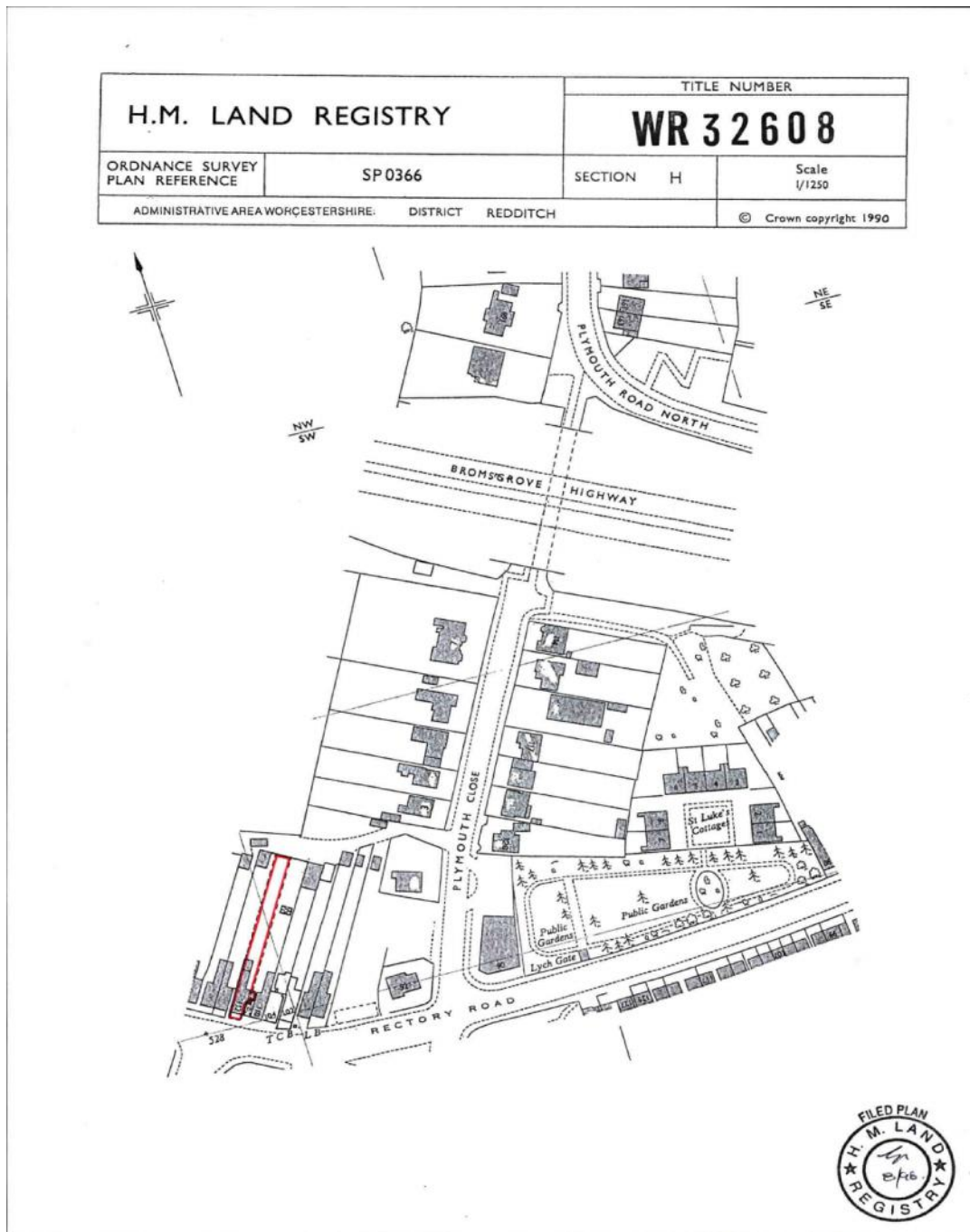
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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