

FOR SALE

113 GOLDEN CROSS LANE, CATSHILL, BROMSGROVE,
B61 0LA



GROUND FLOOR SHOP

- 375 SQ FT
- PROMINENT POSITION
- FREEHOLD
- FORECOURT PARKING
- BUSY NEIGHBOURHOOD
- AVAILABLE IMMEDIATELY

**PURCHASE PRICE £125,000
(NO VAT)**

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LOCATION

The Property is located within the Village of Catshill, situated 2.5 miles of Bromsgrove and 10 miles south-west of Birmingham. 113 is situated within the busy neighbourhood shopping parade.

DESCRIPTION

The Property comprises a Ground Floor Shop set behind a deep Forecourt.

The Accommodation is arranged as follows:-

(i)	Porch, leading to: -	9 sq ft
(ii)	Main Retail Area, with Display Window to Golden Cross Lane	256 sq ft
(iii)	Rear Sales including Kitchenette	110 sq ft
(iv)	WC	
	Total Net Floor Area	375 sq ft

To the front is a deep Forecourt, providing off-road car parking.

In addition there is a single Garage to the side and rear providing additional storage and there is a good-sized rear enclosed Garden.

PURCHASE PRICE

£125,000

RATEABLE VALUE

£4,050

SERVICES

All mains services are available; however, gas is not connected.

TENURE

The Purchase includes 125-year long lease of the Shop from 1997 and a 50% share of the Freehold of the Block.

EPC

TBC

LEGAL FEES

Each Party to bear their own fees.

VIEWING

Strictly by appointment with our office - 01527 584 242.



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