

Rowley Regis

101 Beeches Road, West Midlands B65 0BB

- **A Freehold End of Terrace Office Building**
- Extending to a GIA of Approximately 212 sq m (2,282 sq ft)
- Planning Permission for Conversion to Create 2 x Self-Contained One Bedroom Flats
- Two Car Parking Spaces

Vacant Possession



To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

FBC Manby Bowdler Solicitors
(Ref: Andrew Ward).
Tel: 01952 208409.
Email: a.ward@fbcmb.co.uk

VACANT – Freehold Building with Planning Permission



Tenure

Freehold.

Location

The property is located on the south-west side of Beeches Road, to the east of its junction with Holly Road. Holly Road leads to High Street (A4100) to the north. The M5 Motorway (Junction 2) is accessible to the north-east. Local amenities are available along High Street, with a more extensive range of shops, restaurants and other facilities being accessible in Birmingham city centre to the east. Rail services run from Rowley Regis Station approximately 0.8 miles to the east. The open spaces of Britannia Park are nearby.

Description

The property comprises an end of terrace former office building arranged over ground and first floors beneath a pitched roof. The property is to be offered with planning permission for conversion to create 2 x self-contained one bedroom flats. The property benefits from two car parking spaces.

Accommodation

A schedule of Accommodation is set out below.

Flat	Accommodation	GIA
Ground Floor	Three Office Rooms, One through to a Further Office Room, Separate WC and wash basin	107 sq m (1,152 sq ft)
First Floor	Three Office Rooms, One through to a Further Office Room, Kitchen, WC and wash basin	105 sq m (1,130 sq ft)
Total		212 sq m (2,282 sq ft)

Planning

Local Planning Authority: Sandwell Metropolitan Borough Council.
www.sandwell.gov.uk

The property is to be offered with planning permission (Ref: DC/06/45692) dated 10th April 2006 for the conversion of the existing offices (No.101) to 2 x one bedroom flats. The consent formed part of a larger consent, which included 14 new dwellings, which have been completed. The consent relating to the office conversion referred to above is therefore still live.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.