



Commercial Development in B67

Three Shires Oak Road, Smethwick, West Midlands, B67 5BT

£700,000 Starting Bid

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Freehold Property
- ✓ Class E use
- ✓ Mixed use building
- ✓ Ground and lower ground floor commercial
- ✓ First floor residential

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms and Conditions apply.

For sale with Class E use is this freehold end of terrace ground and lower ground commercial unit with lift and three separate first floor residential properties with garaging for multiple vehicles and secure off street parking accessed via a covered driveway on Three Shires Oak Road in Bearwood, Smethwick.

The property occupies a prominent position adjacent to St Gregory's Church in an established parade of mixed use shops between Lightwoods Road and Wattis Road a busy stretch and bus route of the B4182 in the heart of Bearwood.

Formerly a Funeral Directors the ground floor is currently arranged as offices with a lift serving the lower ground floor only storage, boiler room and parking whilst to the first floor there are three self-contained residential properties, a floor plan will be made available shortly showing the exact dimensions of these rooms.

The A1 business use class was replaced by Class E in 2020 which was part of a wider update to the Business Use Classes Order in England and now incorporates a range of former use classes including A1 (shops) A2 (financial and professional services) A3 (restaurants and cafes) and B1 (business).

Price: Starting Bid £700,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Driveway & Garage

Description

We are pleased to offer this freehold, end of terrace ground and lower ground commercial unit with lift and three separate first floor residential properties with garaging for multiple vehicles and secured off street parking accessed via a covered driveway.

Location

Three Shires Oak Road in Bearwood, Smethwick.
The property occupies a prominent position adjacent to St Gregory's Church in an established parade of mixed use shops between Lightwoods Road and Wattis Road a busy stretch and bus route of the B4182 in the heart of Bearwood.

Tenure

Freehold - Title number WM799338

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Three Shires Oak Road, Smethwick, West Midlands, B67 5BT

Contact your local branch today for more information on this property:

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