



PAM ESTATES LTD

187 Rookery Rd, Handsworth,
Birmingham, B21 9QZ

0121 554 9990

., CAPEHILL, SMETHWICK, WEST MIDLANDS, B66 4PH

£13,000 per annum



- LOCK UP SHOP
- SALES AREA 309 Sq ft
- ELECTRIC ROLLER SHUTTER
- KITCHEN
- SEPERATE W.C.
- STORE ROOM

Pam Estates Ltd offer this retail shop to-let.

Located on the prominent Capehill (A4092), Smethwick, less than 3 miles from Birmingham City Centre. The premises are within easy reach of local amenities and public transport. Benefitting from regular public passing trade & transport, the property benefits from excellent road links into the city and wider midlands network. The surrounding area comprises a number of retail units, small industrial properties and residential dwellings.

This leasehold property is a double storey brick built construction which briefly comprises a of a ground floor sales area, having a kitchen, store room and seperate w.c. situated to the rear of the building.

The premises is available to let by way of new lease on terms.

Each party is liable for their legal costs on completion.

Viewings Strictly through sole agents Pam Estates Ltd.

Misdescriptions Act

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Pam Estates Ltd. has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Pam Estates Ltd. has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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