



Station Road, Balsall Common, CV7 7FD

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

£7,000 Per  
Annum

- Flexible E Use Class Business Premises
- Available for Immediate Occupation
- Town Centre Location
- Area (GIA): 391 ft<sup>2</sup> (36.3 m<sup>2</sup>)
- £7,000 per Annum Excl.
- EPC: C(56)

## Description

Situated above the bustling Balsall Common Pharmacy, this versatile first-floor property offers excellent exposure and flexible use. Currently operating as a hair salon, the space is ideal for alternative retail or office purposes. The layout features an open-plan studio area, complemented by a compact kitchenette and a bathroom. Convenient access is provided through a private rear courtyard, ensuring privacy and ease of entry.

## Location

Balsall Common High Street serves as the central commercial area of the village, offering a range of local amenities and services. The High Street features a variety of independent shops, cafés, restaurants, and essential services including a pharmacy, post office, and convenience stores. Located between Coventry and Solihull, Balsall Common is easily accessible by road and public transport, with the High Street providing a convenient and welcoming hub for both residents and visitors. The area combines the feel of a traditional village centre with modern conveniences, making it a practical stop for daily needs or a leisurely visit.

## Accommodation

Area (GIA): 391 ft<sup>2</sup> (36.3 m<sup>2</sup>)

## Tenure

The property is available on the basis of a new full repairing and insuring by way of service charge.

## Services

The unit is connected to mains services including electricity, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of gas, broadband, and three-phase power to ensure suitability for their operational needs.

## Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

## Viewing

To arrange a viewing please contact the Commercial Team on [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk) or 024 7622 8111 (Option 2)

## Energy Performance Certificate

The property has an EPC rating of C(56).

## Business Rates

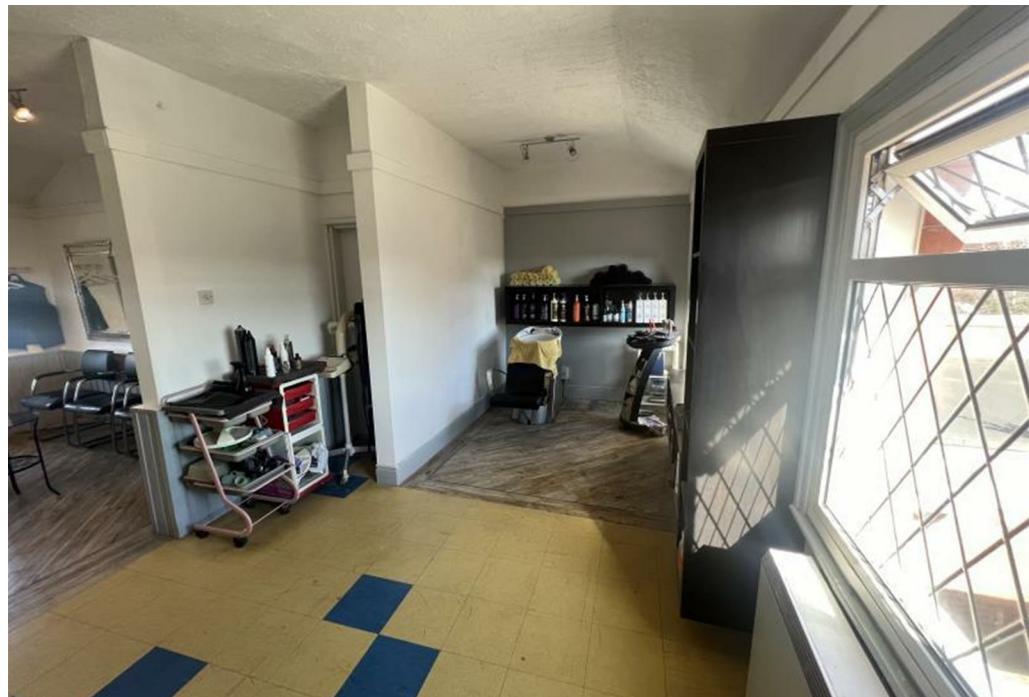
The rateable value is £4,150. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

## Legal Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.



# Plan