



192A Station Road, Balsall Common, CV7 7FD

£7,000 Per Annum

- Flexible E Use Class Business Premises
- Available for Immediate Occupation
- Town Centre Location
- Area (GIA): 391 ft² (36.3 m²)
- £7,000 per Annum Excl.
- EPC: C(56)

A versatile first-floor unit above Balsall Common Pharmacy, currently used as a hair salon but suitable for retail or office use. It offers an open-plan studio space with a small kitchenette and bathroom, plus private access via a rear courtyard for added convenience and privacy.

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 ft² (36.3 m²)

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 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.

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan