



**113 Golden Cross Lane**  
Catshill, Bromsgrove, B61 0LA

**Prominent retail premises**

**375 sq ft**  
(34.84 sq m)

- Forecourt Parking
- Busy neighbourhood location
- Garage storage
- Rear garden

## Summary

Available Size	375 sq ft
Price	£117,500
Rateable Value	£4,050
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (70)

## Description

The Property comprises a Ground Floor Shop set behind a deep Forecourt. The Accommodation is arranged as follows :-

- (i) Porch, leading to: 9 sq ft
- (ii) Main Retail Area, with Display Window to Golden Cross Lane: 256 sq ft
- (iii) Rear Sales including Kitchenette: 110 sq ft
- (iv) WC

Total Net Floor Area: 375 sq ft.

To the front is a deep Forecourt, providing off-road car parking.

In addition there is a single Garage to the side and rear providing additional storage and there is a good-sized rear enclosed Garden.

## Location

The Property is located within the Village of Catshill, situated 2.5 miles of Bromsgrove and 10 miles south-west of Birmingham. 113 is situated within the busy neighbourhood shopping parade.

## Purchase Price

£117,500

## Rateable Value

£4050

## Services

All mains services are available, however gas is not connected.

## Tenure

Virtual Freehold, 125 yr lease.

## EPC

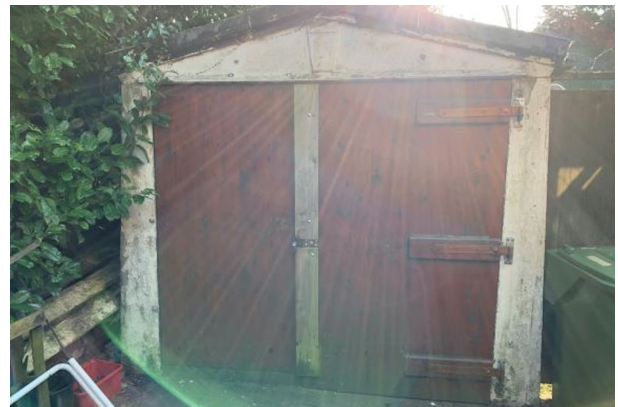
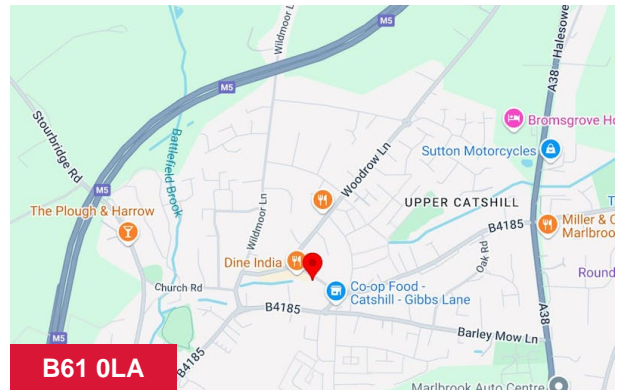
B-70

## Legal Fees

Each party to bear their own fees.

## Viewing

Strictly by appointment with our reception on 01527 584242



## Viewing & Further Information



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